

Ros Channara

From: Ros Channara
Sent: Thursday, February 28, 2019 11:57 AM
To: Sok Ratanak
Subject: FW: Verbal Check @ chamkardoung and 2002

From: monnpech@9-base.com [mailto:monnpech@9-base.com]
Sent: Thursday, February 28, 2019 11:43 AM
To: Ros Channara
Subject: RE: Verbal Check @ chamkardoung and 2002

Dear Mr. Channara,

We refer to your instruction to advice on the current indication of property as below:

Type of Property 1 : **A parcel of land with a double-storey flat.**
Address : (Within Borey Piphup Thmey Chomkar Dong), Village of Sambuor, Commune of Dangkao,
District of Dangkao, Phnom Penh City
Google Earth Point : 11°30'43.7"N 104°53'14.9"E
Shape : Rectangle in shape
Land : 0.0-meter x 0-meter = 64 sqm

Property		Area	USD/sq.m	Amount (USD)
Land		64 sqm	\$1,100 psm	\$70,000
Building		112 sqm	\$250 psm	\$28,000
Indicative Forced Sale Value			Total MV	\$98,000
			(80%) :	\$78,000

Please note that the aforesaid indicated values are subject to our physical site inspection.

ESTIMATION FORM

ID: V1902-0587

Date: 15-Feb-2019

Bank: RHB

Contact: Mr. Ros Channara

Tel: 089666165

Email: channara.ros@rhbgroup.com

INDICATION DETAIL

Property Type: Flat

Title Deed: N/A

Geo code: 11.51210648862689 , 104.88751019725612

Address: Sangkat Doung Kar , Khan Doung Kar , PP.

SITE PLAN



PROPERTY INDICATION

DESCRIPTION	AREA(SQM)	MIN-VALUE/SQM	MAX-VALUE/SQM	MIN-VALUE	MAX-VALUE
Land	64.00	\$880	\$900	\$56,320	\$57,600
Building	112.00	\$220	\$230	\$24,640	\$25,760
Grand Total				\$80,960	\$83,360
We assume all information provided is accurate.					

NOTE

The property value can be changed after real inspection.

ESTIMATE FEE

In case issue valuation report is from \$150

CONTACTS

Person In Charge: Chrin Thoury

Verified By: Phan Phathla

Number: 092 811 206

Number: 012 968 088

Email: thoury@cplagent.com

Email: phathla@cplagent.com

- Any clarification please contact **Person in Charge**.
- This indication value is a non-official **valuation**.
- CPL is not responsible for the accuracy of the provided information we only follow the information provided.