

## Sok Ratanak

**From:** Moeurn Chheleang  
**Sent:** Monday, December 18, 2017 9:06 AM  
**To:** Sok Ratanak  
**Subject:** FW: Property value at Borey Heng Kao & Borey New Town odoem

Dear Bong  
Mdm. Khoeurn Kheang property value

**From:** Sithorn-ARC [mailto:sithorn@arc.com.kh]  
**Sent:** Thursday, November 23, 2017 2:14 PM  
**To:** Moeurn Chheleang; [indication@arc.com.kh](mailto:indication@arc.com.kh)  
**Cc:** Chiv Hak; Lav Meng Huoy; Sok Ratanak; Hang Monycheat; Tek Sovichet; Nhim Tola; Ngan Phallen; [Chhaheang.ngan@rhhgroup.com](mailto:Chhaheang.ngan@rhhgroup.com); Voan Ratana; Seng Sivkim; Nov Sareth; Chung Lee Chek; Kong Sombor; Song Jacky; Tang Siew Hon  
**Subject:** RE: Property value at Borey Heng Kao & Borey New Town odoem

Dear Mr. Chheleang,

### Property 1

As per your indication of A parcel of land erected upon with a 3 storey house

Client(s) : N/A

Location/Add : No. 4A, St. 105k, Phum Vimean Trong, Sangka Triang Thnong, Khan Sen Sok, Phnom Penh(Borey Heng Kao).

Google Map Point : 11.5766710355, 104.841265155

Valuation Fee : \$150 (Include VAT)

We would give our indicative values as follow:

|                             | Apportionments |           |            | Analysed psgm (Appro-) |             | Total Values |           |
|-----------------------------|----------------|-----------|------------|------------------------|-------------|--------------|-----------|
|                             | Width          | Length    | Total Area | Min                    | Max         | Min          | Max       |
| Land :                      | 4.20 m         | 20.00 m   | 84.00 sqm  | \$1,450.0 psm          | \$1,490 psm | \$122,000    | \$125,000 |
| Building                    | 4.20 m         | 20.0 m    | 252.00 sqm |                        |             |              |           |
| Depreciation                | 0-Year @       | 1.2%/year |            | \$210.0 psm            | \$220.0 psm | \$53,000     | \$55,000  |
| Our Indicative Value Says : |                |           |            |                        |             | \$175,000    | \$180,000 |

**Property 2**

As per your indication of A parcel of land erected upon with 1 storey house

Client(s): N/A

Location/Add: No. D31, St. 05, Phum Aung, Sangka Chomchao, Khan Porsenchey

Google Map Point: 11.5236789215, 104.796778244

Valuation Fee: \$150 (Include VAT)

We would give our indicative values as follow:

|              | Apportionments     |         |            | Analysed psqm (Appro-) |             | Total Values |          |
|--------------|--------------------|---------|------------|------------------------|-------------|--------------|----------|
|              | Width              | Length  | Total Area | Min                    | Max         | Min          | Max      |
| Land :       | 4.15 m             | 16.00 m | 66.40 sqm  | \$950.0 psm            | \$1,000 psm | \$63,000     | \$66,000 |
| Building     | 4.15 m             | 16.0 m  | 66.40 sqm  | \$240.0 psm            |             | \$16,000     | \$17,000 |
| Depreciation | 0-Year @ 1.2%/year |         |            |                        |             | \$79,000     | \$83,000 |

**Property 3**

As per your indication of A parcel of land erected upon with 1 storey house

Client(s): N/A

Location/Add: No. C65, St. 07, Phum Aung, Sangka Chomchao, Khan Porsenchey

Google Map Point: 11.5222432986, 104.796643581

Valuation Fee: \$150 (Include VAT)

We would give our indicative values as follow:

|              | Apportionments     |        |            | Analysed psqm (Appro-) |             | Total Values |          |
|--------------|--------------------|--------|------------|------------------------|-------------|--------------|----------|
|              | Width              | Length | Total Area | Min                    | Max         | Min          | Max      |
| Land :       | 0.00 m             | 0.00 m | 66.40 sqm  | \$980.0 psm            | \$1,000 psm | \$65,000     | \$66,000 |
| Building     | 0.00 m             | 0.0 m  | 66.40 sqm  | \$240.0 psm            |             | \$16,000     | \$17,000 |
| Depreciation | 0-Year @ 1.2%/year |        |            |                        |             | \$81,000     | \$83,000 |

Note : The Indicative Values given above are subject to inspection.

សំគាល់ : ការប៉ានប្រមាណតម្លៃរបស់អចលនវត្ថុខាងលើ នឹងប្រែប្រួលទៅតាម ទំហំជាមួយនឹងទីតាំង ដែលត្រូវបានវាស់វែងនិងពិនិត្យដាក់ស្នែង

Please let me know if you have any doubt related to the figures given.

Best regard,



**អាស៊ី រ៉េអល ឥស្តេត**  
**ASIA REAL ESTATE CAMBODIA**

Mr. Long Sithorn

MARKETING SUPERVISOR (VALUATION DEPT)

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**From:** Moeurn Chheleang [<mailto:chheleang.moeurn@rhhgroup.com>]

**Sent:** Wednesday, November 22, 2017 2:59 PM

**To:** [indication@arc.com.kh](mailto:indication@arc.com.kh)

**Cc:** Chiv Hak; Lav Meng Huoy; Sok Ratanak; Hang Monycheat; Tek Sovichet; Nhim Tola; Ngan Phallen

**Subject:** Property value at Borey Heng Kao & Borey New Town odoem

Dear Sir

I would like send my property-Value to you.  
Thank you!

Best Regards,

**Chheleang Moeurn, Mr.**

Senior Executive sale and marketing, Retail and Consumer

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Thank You.