


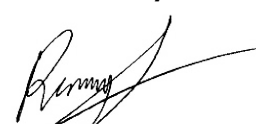
RHB INDOCHINA BANK LIMITED

Branch: City Mall Branch

Property Site Visit Report

Borrower (s)	: Mr. Chhang Sinat and Mdm. Sim Sona		
Facilities Type	: Term Loan	Amount	: USD200,000.00
Property Type	: Petrol Station	Title No.	: ៣៨០០៥៦១៦ (RV0326)
Build up area	: 225sqm (Gas Station) 240sqm (Restaurant)		
Land Size	: 12,304sqm		
Property Address	: National Road No. 5, Phum Prey Peus, Khum Chres, Srok Kompong Trolach, Kompong Chhnang Province, Cambodia.		
Site Inspected by	: Mr. Tek Sovichet and Mr. Srean Raksmeay.	Visiting Date	: 02 August 2017

1	Recent photograph(s) of the property enclosed	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
2	An internal inspection of the property has been done	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
3	The property is found to be in good state of repair	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	If No, please state: n/a		
4	Method of valuation	<input type="checkbox"/> Direct Comparison	
		<input type="checkbox"/> Others:	
5	Cross check	<input type="checkbox"/> Valuer Company:	
		<input checked="" type="checkbox"/> Other Reference: Verbal Check with 9-Base and Bonna.	
6	Factors that may affect demand/market value		
	State of Repair	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good
	Occupancy rate of neighboring property	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good
	Demand for sale/rent	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good
	Incidence of crime on vicinity	<input checked="" type="checkbox"/> Low	<input type="checkbox"/> Average <input type="checkbox"/> High
	Proper access road to the property	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	Is location of the property flood prone	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	Are there any fire hazard nearby	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	Undesirable factors (e.g. cemetery, vices, etc)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	Other (please state)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
7	Encumbrances	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Bank Name : CPB	Loan Amount	: 110,000.00
	Facility : TL	Security Coverage	: N/A
8	Existing Insurance	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
9	Brief description of surrounding neighboring and highlight any adverse observation:		
	The property is located National Road No. 5, Phum Prey Peus, Khum Chres, Srok Kompong Trolach, Kompong Chhnang Province, Cambodia. It is surrounded by schools, pagoda, NGO and residential. Thus, the marketability of the subject property is good. Currently it is use for petrol station and restaurant.		
10	Property Valuation		
	OMV: USD382,000.00		
	FSV: USD305,600.00		
11	Reasons for valuation by Branch/Bank		
	<input checked="" type="checkbox"/> Value can be determined		
	<input type="checkbox"/> Request by customer		
	<input type="checkbox"/> Other (please elaborate):		

Inspected by:  ----- Roeurn Sarak Senior Executive, Mobile Credit Date: 02/08/2017	Concurrence by:  ----- Srean Raksmeay Senior Manager, Mobile Credit & Mortgage Date: 02/08/2017
---	---