

RHB INDOCHINA BANK LIMITED

Branch: CMO

Property Site Visit Report

Borrower (s)	Mr. Sin Voun and Mdm. Tang Sivkgech		
Property Type	A ground floor of 4-stroey flat		
Land Area	49.4sqm	Built-up Area	49.4sqm
Property Address	No. 298, Mao Tse Tong Blvd., Sangkat Boeung Salang, Khan Toul Kork, Phnom Penh		
Site Inspected by	Sok Ratanak	Visiting Date	: 23-05-2017

1 Recent photograph(s) of the property enclosed ☒ Yes ☐ No

2 An internal inspection of the property has been done ☒ Yes ☐ No

3 The property is found to be in good state of repair ☐ Yes ☒ No
 If No, please state: It is under construction and to be fully completion in March 2018.

4 Method of valuation ☒ Direct Comparison:
☐ Others:

5 Cross check ☒ Verbal Indication: CARE, ARC, KEY
☒ Valuation Report: KEY
☐ Other Reference:

6 Factors that may affect demand/market value

State of Repair	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good
Occupancy rate of neighboring property	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" 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 checked="" type="checkbox"/> No	

7 Encumbrances ☒ Yes ☐ No

Bank Name : RHBIBI	Loan Amount : USD65.6K
Facility : TL	Security Coverage : 19.35x

8 Existing Insurance ☒ Yes, Forte Cambodia ☐
 Expiry date: 10-Mar-2018

9 Brief description of surrounding neighboring and highlight any adverse observation:
 Property is located along street No. 298Eo, Mao Tse Tong Blvd., Sangkat Boeung Salang, Khan Toul Kork, Phnom Penh city where is a favorable zone in front of the Deum Kor Market. Marketability is good since the collateral is well located in well sought in Phnom Penh City.

10 Indicative value on property
 OMV : USD339K
 FSV : N/A

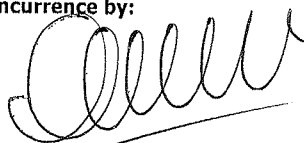
11 Reasons for valuation by Branch/Bank
☒ Value can be determined
☐ Request by customer
☐ Other (please elaborate):

Inspected / Prepared by:



Sok Ratanak
 Assistant Manager, Retail & Consumer
 Business Development and Marketing
 Date: 23-May-2017

Concurrence by:



Chiv Hak
 Senior Manager, Retail & Consumer
 Business Development and Marketing
 Date: 23-May-2017