

**Ros Channara**

**From:** momnpech@9-base.com  
**Sent:** Thursday, February 28, 2019 4:57 PM  
**To:** Ros Channara  
**Subject:** RE: Verbal Check @ Sorla

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 single-storey flat.**  
**Address** : Village of Trea, Commune of Stueng Mean Chey, District of Mean Chey, Capital City of Phnom Penh, Kingdom of Cambodia  
**Google Earth Point** : 11°32'46.5"N 104°53'08.2"E  
**Shape** : Rectangle in shape  
**Land** : = 84 sqm

Property		Area	USD/sq.m	Amount (USD)
Land (Corner lot)		84 sqm	\$800 psm	\$67,000
Building		64 sqm	\$200 psm	\$13,000
Indicative Forced Sale Value			Total MV (80%) :	\$80,000
				\$64,000

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

Best regards,  
Pech  
Senior Valuation Manager  
Tel: 096 31 96 988/ 099 999 154  
Email: momnpech@9-base.com

## ESTIMATION FORM

ID: V1901-1190

Date: 22-Jan-2019

Bank: RHB

Contact: Mr. Ros Channara

Tel: 089666165

Email: channara.ros@rhbgroup.com

### INDICATION DETAIL

Property Type: Flat

Title Deed: 12060103-4086

Geo code: 11.546639919293275 , 104.88568901656117

Address: Sangkat Stueng Meanchey, Khan Meanchey, Phnom Penh.

### SITE PLAN



### PROPERTY INDICATION

DESCRIPTION	AREA(SQM)	MIN-VALUE/SQM	MAX-VALUE/SQM	MIN-VALUE	MAX-VALUE
Land	84.00	\$950	\$1,000	\$79,800	\$84,000
Building	64.00	\$200	\$220	\$12,800	\$14,080
Grand Total				\$92,600	\$98,080
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.