



**ប៊ុណ្ណា រេលីទី ក្រុម**  
**BONNA REALTY GROUP**  
 Trust - Experience - Professional

## VERBAL CHECK SERVICE

13

**CODE:** 20187487

**DATE:** Aug 31, 2018

We refer to your instruction for our form to provide indication of property as below:

### PROPERTY INFORMATION

**TYPE:** Building

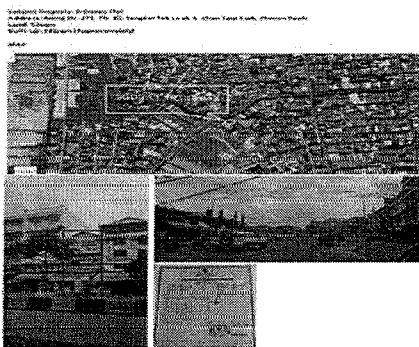
**ADDRESS:** Street 271, Phum 10, Tuek Laork 3, Tuol Kouk, Phnom Penh

### BANK INFORMATION

**NAME:** RHB Indochina Bank (Head Office)

**BANK OFFICER:** Mr. Sok Ratanak

### PROPERTY IMAGE



Latitude, Longitude : 11.560411, 104.889551

### LOCATION ON MAP



### ESTIMATED VALUE OF THE VERBAL CHECK PROPERTY

DESCRIPTION	AREA/sqm	MIN-VALUE/sqm	MAX-VALUE/sqm	MIN-VALUE	MAX-VALUE
Land	52.00 sqm	USD 3,800.00	USD 3,850.00	USD 197,600.00	USD 200,200.00
Building	144.00 sqm	USD 200.00	USD 220.00	USD 28,800.00	USD 31,680.00
<b>Property Value (Estimated)</b>				USD 226,400.00	USD 231,880.00

**Note:** The aforesaid indicated values are subject to our physical site inspection base on size and shape.

### COMMENT:

### Verbal Check Replied By

Sok Thearith  
 092555601

Address: #126, Norodom Blvd., Sangkat Tonle Bassc, Khan Chamkarmorn, Phnom Penh, Cambodia  
 Tel: (855-23) 861 999 | (855-23) 721 177 | (855-23) 216 556, Email: info@bonnarealty.com.kh, Website:  
 www.bonnarealty.com.kh

**Sok Ratanak**

**From:** momnpech@9-base.com  
**Sent:** Tuesday, September 04, 2018 9:39 AM  
**To:** Sok Ratanak  
**Cc:** Hang Monycheat  
**Subject:** RE: Verbal check - Phsar Heng ly

Dear Mr. Ratanak,

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

**Type of Property** : **A parcel of land with a three-storey building**  
**Address** : Along Str. 271, Ph. 10, Sangkat Tek La ak 3, Khan Toul Kork, Phnom Penh  
**Google Earth Point** : 11°33'37.8"N 104°53'22.9"E  
**Shape** : Rectangle in shape  
**Land** : = 52 sqm

Property		Area	USD/sq.m	Amount (USD)
Land		52 sqm	\$3,800 psm	\$198,000
Building		144 sqm	\$250 psm	\$36,000
Total MIV				\$234,000
Indicative Forced Sale Value (80%) :				\$187,000

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](mailto:momnpech@9-base.com)

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Thank You.