

# **VALUATION REPORT COMMERCIAL AND INDUSTRIAL PROPERTIES**

- 1. PURPOSE OF VALUATION**
- 2. DATE OF INSPECTION**
- 3. DATE OF VALUATION**
- 4. OWNER AND HIS PRESENT ADDRESS**
- 5. DESCRIPTION OF PROPERTY ACCORDING TO TITLE DEED**
- 6. TITLE DEED NUMBER**
- 7. DIAGRAM DEED NUMBER**
- 8. EXTENT OF PROPERTY**
- 9. EXTENT TO BE VALUED**
- 10. DATE ACQUIRED BY PRESENT OWNER**
- 11. PRICE PAID**
- 12. MORTGAGE BONDS REGISTERED AGAINST PROPERTY**
- 13. SERVITUDES AND OTHER REGISTERED REAL RIGHTS**
- 14. UNREGISTERED RIGHTS**
- 15. SITUATION AND PHYSICAL ASPECTS**
- 16. ZONING**
- 17. POSSIBILITIES FOR SUBDIVIDING**
- 18. MUNICIPAL VALUATION AND DATE THEREOF**
- 19. MUNICIPAL SERVICES**
- 20. AREA RESTRICTIONS**
- 21. PERMISSIBLE HEIGHT RESTRICTIONS**
- 22. ACTUAL AREA AND HEIGHT OCCUPIED BY EXISTING BUILDINGS**
- 23 ACCESS LAND FOR DEVELOPMENT**
- 24. IMPROVEMENTS**
- 25. SUITABILITY OF PRESENT BUILDINGS FOR MAXIMUM UTILISATION**
- 26. ITEMS TO BE REMOVED BY THE OWNER OR TENANT**
- 27. GENERAL**

**28. VALUATION METHOD**

**29. LEASES**

**30. PERCENTAGE OF UNLET AREAS**

**31. FINANCIAL STABILITY OF TENANTS**

**32. REALISTIC RENT VALUES IN VICINITY**

**33. MARKET RESEARCH**

**34. DISCUSSION OF TRANSACTIONS**

**35. ANALYSIS OF TRANSACTIONS**

**36. VALUATION CALCULATION**

**37. SUMMARY OF VALUES**

**38. CERTIFICATE**