PIEREWIET PROPERTY VALUATIONS
National Diploma Property Valuation (TEC SA) | Sworn Appraiser

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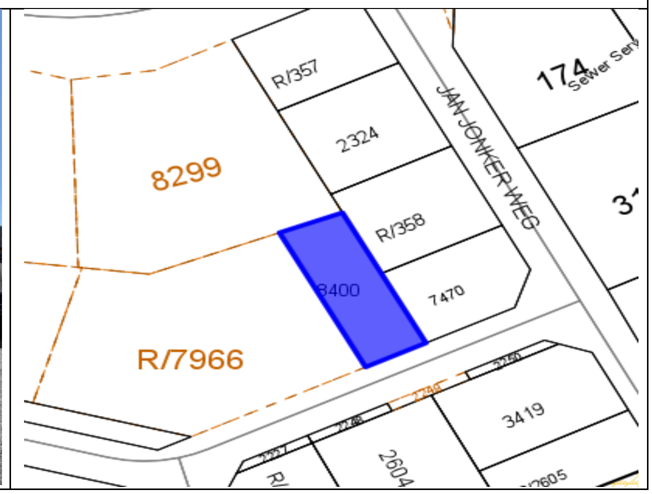
VALUATION REPORT
Erf 8400, Windhoek: 4 Gutenberg Street,
VACANT LAND



INSTRUCTION	Mrs van Rensburg requested me to recommend the present market value of Erf 8400, Windhoek, hereafter referred to as the subject property.
LOCATION OF PROPERTY	4 Gutenberg Street
AREA OF LAND	1,000 m²
ZONING	Business (bulk 3.5)
DATE OF VALUATION	10 July 2024
MARKET VALUE	**N$ 7,500,000.00**

TITLE DEED INFORMATION ERF 8400

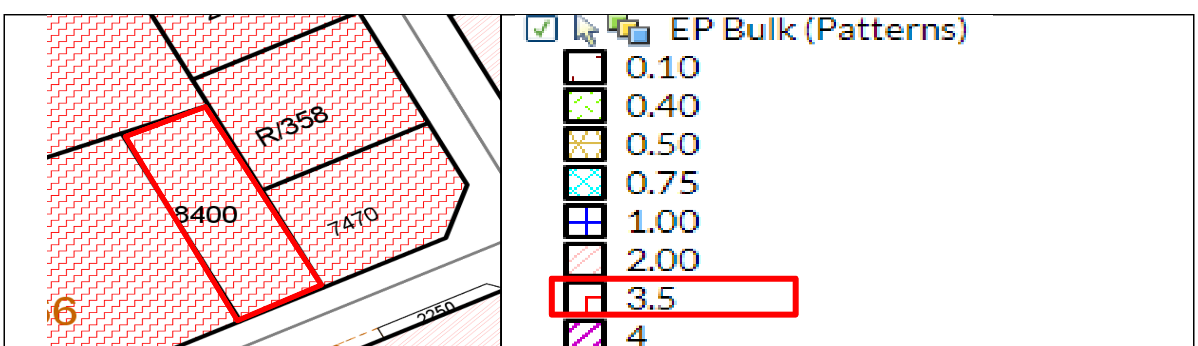
Certain:	Erf 8400, Klein-Windhoek
Situated:	Municipality of Windhoek
Registration Division:	“K” Khomas Region
Measuring:	1,000 m²
Title Deed:	TBA
Purchase Date:	To be confirmed
Purchase Price:	To be confirmed
Servitude:	TBA
Zoning:	Business (3.5)

CITY OF WINDHOEK INFORMATION

Zoning	Business (3.5)
Bulk Allowed	3.5 (3,500 m²)
Bulk Used	Vacant
Height Allowed	TBC
Height Used	0
Coverage Allowed	85 % (850 m²)
Coverage Used	Vacant
Parking Required	1 per 33,33 m² of floor area.
Parking provided	Vacant
Building line	5-meter street front and 3-meters sides.
GPS Coordinate	22°34'36"S 17°05'07"E
Municipal land value	TBC
Municipal improvement value	TBC
Date of municipal value	2015

ZONING COMMENTS AND LAND USED INFORMATION.

The property has an ‘Business’ zoning with a bulk of 1.
Currently 0% of the allowed bulk and 0 % coverage are used, while 85% coverage is allowed.



http://197.188.238.37/Enlighten_EXT/main.aspx

PARKING COMMENTS

The property is still vacant.

ENCROACHMENTS AND BUILDING LINES COMMENTS

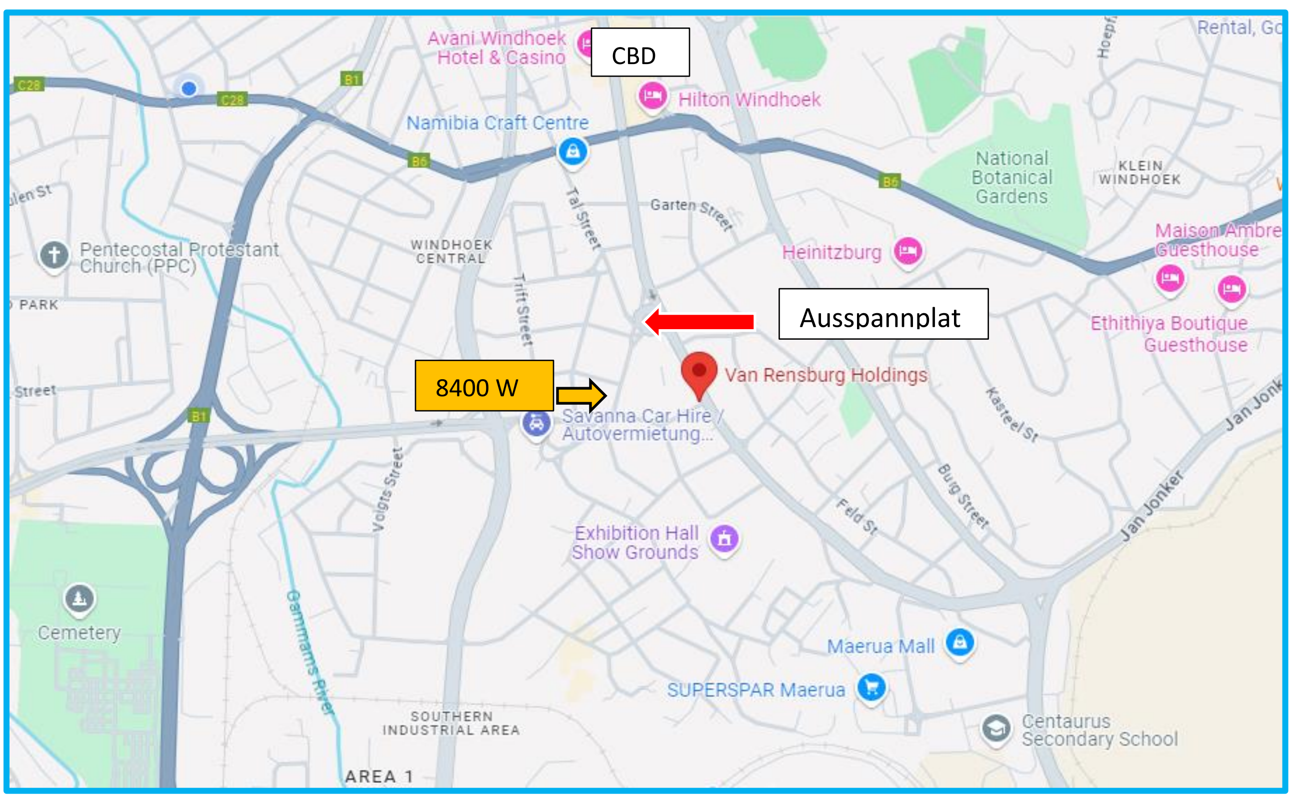
The valuation presumes the property will be within the prescribed building lines.

MUNICIPAL SERVICES

All the neighboring properties enjoy sufficient municipal services; hence the valuation presumes the subject erf enjoys normal municipal services such as water, electricity, sewerage, and garbage removal, and is suitable for construction.

LOCATION

The subject property is situated in an established commercial area of Windhoek, the capital city of Namibia. This area is situated between the CBD and Maerua Mall area. The corner stand has streets on three sides and is situated on a remarkably busy intersection overlooking the Ausspannplatz circle. The other properties around the subject property are mostly commercial offices. Access and visibility are particularly good and with its proximity to the CBD and Maerua Mall, the subject property is situated close to most amenities.

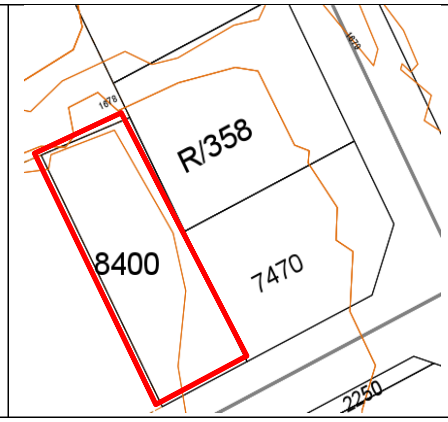


PHYSICAL CHARACTERISTICS OF THE ERF BOUNDARY

Important physical characteristics include the following:

Site Size	The site has a standard-to-small size for a business erf.
Site Shape	The site has a rectangular shape with one street front.
Topography	The site is mostly level with no significant slope.
Accessible	The site can be accessed from Gutenberg Street.
Visibility	The site good has fair visibility from Jan Jonker Street.

SITE

		**Boundary Lengths (Approximate)** North: ± 19.12 m East: ± 51.73 m South: ± 19.04 m West: ± 53.34 m Access from Gutenberg Street

- The western boundary borders a Business zoned property.
- The eastern boundary borders a Business zoned property.
- The northern boundary borders a Business zoned property.
- The southern boundary borders Gutenberg Street

HIGHEST AND BEST USE

With the current zoning, this property has potential to be further developed. With many of the properties found in the same vicinity being zoned with a bulk factor of 3.5, the surrounding area is characterized by multi-storey business buildings. The bulk factor of the subject property (Bulk 3.5) allows for the construction of a multi-storey building which could accommodate retail, office, and residential units. Thus, utilizing its potential and maximizing its highest and best use (Mix-Use). Hence the highest value is in the land.

CBD DEVELOPMENTS

The CBD has currently experienced high growth with several new buildings established and renovated. As indicated in the above map, the following buildings are in a building process or recently finished.

Shapumba	Multi-storey building accommodates parking, offices, and retail, recently constructed.
77 On independents	Multi-storey building accommodate flats and retail, finished 2016.
FNB	Multi-storey building accommodates offices, finished 2015.
Nedbank	Two multi-storey buildings accommodate offices, finished 2021.
City Junction	Multi-storey building accommodate flats and retail, finished 2015.
1990 Freedom Plaza	Multi-storey building accommodate flats and retail, finished 2017.

SALES COMPARISON METHOD

The Sales Comparison Approach consists of comparing the subject property with sales of similar properties that have sold. It is based upon the principle of substitution and implies that a prudent investor will not pay more for an existing property than he will to buy an identical substitute property. Physical characteristics such as zoning, site location, access, land size, shape of earth, topography, drainage, nature of structure, quality and condition, age, features, problems, and orientation are factors that are considered to establish a comparative market value. This report does not provide for a quantities grid, but rather for a demonstrative listing and qualitive remarks.

CURRENT NAMIBIAN MARKET CONDITIONS

While supply-side challenges have been at the core of the housing market dynamics, waning demand on the back of a deteriorating macroeconomic environment is seemingly taking its toll on the market. The low-interest rates supported house price growth from late 2020, while the onset of the interest rate hike caused a contraction as of June 2022. There is a growing concern about affordability for both end-users and financiers. Thus, the housing market is presently fluid.

RISK ANALYSIS

The property is situated in a township with high market activity due to the upmarket properties found in the vicinity, and no available vacant land for development, thus the risk will remain low. The erf has good access and visibility.

COMPARABLE SALE OF BUSINESS LAND

Erf No	Erf m²	Street	Date	Price N$	N$/m²	Zoning
8764 + 5 W	4,605	Independence	Sep-18	45,000,000	9,772	Bus 4
1321 KK	2,739	Grove	May-20	8,000,000	2,921	Bus 1
1619 W	1,828	Church	Mar-21	3,000,000	1,641	Off 0.4
1285 PP	1,406	Coetzee	Apr-21	4,500,000	3,201	Bus 1
8622 W	4,178	H Genscher	Jul-21	10,000,000	2,393	REB
Re 307 KW	1,973	N Mandela	Dec-21	8,100,000	4,105	Bus 1
339/C W	1,531	Wecke	Dec-21	3,850,000	2,515	Off 1
1479 RC	3,486	Long Island	May-22	4,710,806	1,351	Bus 1
2336 Otj	777	Stockholm	Sep-22	1,470,448	1,892	Bus 1
8970 W	752	H Genscher	Jul-22	1,161,500	1,545	Off 0.4
1622 W	1,389	Church	Dec-22	3,700,000	2,664	Off 0.4
8749 W	2,913	Mercury	Nov-22	9,500,000	3,261	Gen Res
2/B/354 W	1,666	Nachtigal	Mar-24	6,990,000	4,196	Bus 1
287 KK	3,325	Homob	Jun-23	4,451,999	1,339	Bus 1
1319 W	4,539	Chasie	Mar-24	14,000,000	3,084	Off.04

ANALYZING

The sales above give an indication of vacant land prices in Windhoek over the last few years. The norm is that a higher rate per square is paid for smaller units. This can be seen in the sales above, although other factors such as visibility and access and if the property is situated in an area that is already very busy, elevation, shape, slope, etc. have a direct effect on prices paid for vacant land.

Considering the economic climate, size of the erf, location, elevation, **zoning (BULK 3.5)** etc., a **N$ 7,500** per square meter seems realistic for the subject property.

MARKET VALUE

Market value is defined as “the estimated amount for which a property would exchange on the date of valuation, between a willing buyer and a willing seller in an arm’s length transaction after proper marketing, wherein the parties had each acted knowledgeably, prudently and without compulsion.”

MARKET VALUE

Description	Size m²			Rate		Amount
Land	1000	m²	x	7,500	p.m² =	N$ 7,500,000
Market Value					**Say:**	**N$ 7,500,000**
Forced Sale Value						N$ 6,000,000

RECOMMENDED MARKET VALUE

I have verified the particulars set out in this valuation and I value the herein described property for the purposes of this valuation to the best of my knowledge and skill at today's date to be **N$ 7,500,000.00 (Seven Million Five Hundred Thousand Namibian Dollars)**.

GENERAL COMMENTS

The property is valued in its existing state. I have not arranged for tests/ inspections on soil bearing capacity or rock formations for foundation conditions, neither did I considered cost of levelling or retaining. No environmental effect on the land from flooding, erosion, contamination or other has been considered. This valuation did not investigate any easements, encroachments, or servitudes, neither outstanding liability which can be recovered. This valuation assumes that the services provided by the municipality are of a satisfactory nature. This valuation may not be used for litigation purposes without my written permission. You are invited to examine the numerical - and factual data and respond with remarks and queries within 7 days.

P.J.J WILDERS **DATE: 10 July 2024**