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Ultra M	lodern	Х	Modern		Old	l Fashioned	М	1arketi	ing Period		3 - 6 N	lonths
Low Up	keen	х	AV. Upke	en	Cos	stly Upkeep			capital growth		0 -	2%
Fully Fit		x	Well Fitte			orly Fitted		eman				RAGE
	lited			·					ŭ			
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					DEFEC	TS OBSERVED & I	REPAIRS REC	<mark>QUIRE</mark>	D			
	GENERAL RE	NOVATIONS	EVIDENT I	.E. PAINTV	VORK, STO	VE TO BE REPLAC	CED, BROKE	N GLA	SSES, BIC DOORS	, SLIDING DOOI	R, WALL TILI	S, ETC.
					VISUA	L IMAGES RELAT		ABOV	E			
<u>A</u>												
Front E	levation		Rear Ele	evation		Sliding door d	-		Broken gl	asses		
										k		
Kite	chen		Loui	-		Bedroo			Bedroc UBJECT PROPER			Bathroom
FACTO	OR			LEUTER	<u>, , , , , , , , , , , , , , , , , , , </u>		JITABILITY					RATING (OUT OF 5)
Site Pro	ofile	The subject	site is a ne	ear rectang	ular 378m²	"Residential" zoi	ned allotmer	nt, lev	el in contour, the	aspect of which	is westerly.	3.0
Land U	Use	The current surrounding					e highest and	d best	use and positively	y impacts on the	2	3.0
Accessibility /	/ Exposure			-		e boasts average nkages to a large			lity. es within the tow	n of Okahandja		2.0
Suburb De	emand		•				•		hood during the p pnomic conditions		werage	2.0
Letability & M	arketability	The subject months at h			•		ility levels, th	he mai	rketing period of	which may exce	ed 3 - 6	2.0
					COMPAC			11167				
market value, and the neighbourhoo	d the comparis od are the usua comparison m	on method h al evidence as uethod is to ei	as been reas to the ma nable us to	adily accep arket value o arrive at a	alue dispute oted as a so a norm whic	ound valuation pri	le transactio inciple. It neo guide in esti	ons aff ed not matin	ord a sound basis t be laboured, the g the market valu	e of the subject	es paid for co property. B	
market value, and the neighbourhoo The object of the of comparable pro	d the comparis od are the usua comparison m	on method h al evidence as uethod is to ei	as been reas to the ma nable us to	adily accep arket value o arrive at a	alue dispute oted as a so a norm whic ary voluntar	es that comparab ound valuation pri ch will serve as a	le transactio inciple. It ner guide in esti , I was able tr PARABLE SA	ons aff ed not imatin o ded ALES	ord a sound basis t be laboured, the g the market valu uce a reliable yard	refore the price e of the subject dstick to assist r	es paid for co property. B	mparable properties in y analysing the selection
market value, and the neighbourhoc The object of the	d the comparis od are the usua comparison m	on method h al evidence as nethod is to en ntly sold on tl	as been reas to the ma nable us to	adily accep arket value o arrive at a	alue dispute oted as a so a norm whic ary voluntar SEL	es that comparab pund valuation pri ch will serve as a ry sales standard,	le transactio inciple. It ner guide in esti , I was able tr PARABLE SA	ons aff ed not imatin o ded ALES	ord a sound basis t be laboured, the g the market valu	e of the subject	es paid for co property. B ne in my val	mparable properties in y analysing the selection
market value, and the neighbourhoo The object of the of comparable pro Erf No. 1) 1605	d the comparis od are the usual comparison m operties current Erf Size 350m ²	on method h al evidence as rethod is to en ntly sold on tl Su Oka	as been rea s to the ma nable us to he basis of uburb	adily accep arket value o arrive at a	alue dispute oted as a so a norm whic ary voluntar SEL Impr	es that comparab bund valuation pri ch will serve as a ry sales standard, ECTION OF COM rovements (m ²) MB 94m ²	le transactio inciple. It ner guide in esti , I was able t PARABLE SA	ons aff ed not imatin o ded NLES Purch	ord a sound basis t be laboured, the g the market valu uce a reliable yard nase Price (N\$) 770,000.00	e of the subject dstick to assist r Date of Sale 14-Jun-24	property. B ne in my valu	mparable properties in y analysing the selection lation. ales Rate (N\$)/m ² N\$8, 191.49/m ²
market value, and the neighbourhoo The object of the of comparable pro Erf No.	d the comparis od are the usua comparison m operties curren Erf Size	on method h al evidence as nethod is to er ntly sold on th Su Oka Oka	as been rea s to the ma nable us to he basis of uburb	adily accep arket value o arrive at a	alue dispute oted as a so a norm which ary voluntar SEL Impr MB 8	es that comparab bund valuation pri ch will serve as a ry sales standard, ECTION OF COM rovements (m ²)	le transactio inciple. It neg guide in esti , I was able to PARABLE SA	ons aff ed not imatin o ded ALES Purch	ord a sound basis t be laboured, the g the market valu uce a reliable yard nase Price (N\$)	erefore the price e of the subject distick to assist r Date of Sale	es paid for co property. B ne in my value S	mparable properties in y analysing the selection ation. ales Rate (N\$)/m ²

N\$

MB 97m²

4) 3958

450m²

Okahandja

1593 Okahandja (November 2024)

19-Apr-23

N\$8,041.24/m²

780,000.00

			DET	AILS ON COM	IPARABLE SA	ALES					R	ECOMMEN	DED IN	ISURAN	CE	
	SALE:				COMMEN	ITS:							Yes	No		
SIS	COMPARABLE 1:	3 Bedroo	ms, kitchen,	lounge, 2 ba	throoms.					Mining Shock	Cover	r		х		
SY.	COMPARABLE 2:	3 Bedroo	ms, kitchen,	lounge, 2 ba	throoms, sin	gle garage	e.			Fire Cover			х			
<mark>ANALYSIS</mark>	COMPARABLE 3:	3 Bedroo	ms, kitchen,	lounge, 2 ba	throoms, sin	gle garage	e.			Riot Cover			х			
AN	COMPARABLE 4:			lounge, 2 ba		0000				Subsidence C	over		х			
			SALES RATE			N\$6,	000.0	0 - N\$8,000.00	/m²	Adverse Com	ments	;		х		
		MOST	COMPARABI	LE:				SALE # 1		OTHER COM	MENTS	; ;		1 1		
	SU	IGGEST		PFRTY V	ΔΙ ΠΔΤΙΟ		M	WORK (D	FRIVI	ED FROM C	OM	PARABI	E SA	LES)		
														-		
-	DESCRIPTION OF IM	IPROVEM	ENTS	A	MOUNT (N\$)		RATE (N\$/n	1 ²)	AREA (m²)		REPLACEN	MENT C	OST / I	NSURAN	CE (N\$)
Land				N\$	14	0,000.00		3	0.37	378		placement Cost/m ²		١	aluatior/	ı
						-,										
Main D	owelling			N\$	50	3,500.00	-	5,30	00.00	95		8,000.00	N\$			760,000.00
Verand	lah			N\$	1	5,000.00	-	1,50	00.00	10		2,500.00	N\$			25,000.00
	Improvements (wall ements, etc.)	ling, pavin	g, security	N\$	2	6,500.00		N/A		N/A		N/A	N\$			30,000.00
anang	SUB-TO	TAL		N\$,000.00		11/1			B-TOT/		N\$		1	815,000.00
						,	ſ	ADD X	4 504 5							
							L			Prof. & Demolition	on Fees	S	N\$ N\$			122,250.00 81,500.00
															1	
	TOTAL MARKE	ET VALUI	E	N\$	685	,000.00			Sub T 15% \				N\$ N\$		1	.,018,750.00
									13% \							
	AVERAGE SALES	S RATE/r	n²	N\$	7	,210.53				INSURA	NCE V	ALUE	N\$		1,1	171,562.50
								RKET VALUE								
빙	Having regard for the															n transaction
VALUE	between a willing, a	able and li	niormed buy	rer, and a will	ing, able and	a mormed	selle	r and further ti	iat reaso	onable time is all	owed i	for the prop	ierty to	be sold	IS:	
<u></u> –																
0	MARKET VA	LUE:	N\$	6	85 <i>,</i> 000.0	00										
PINION	WORDS	:		d and Eighty		and	ON	COMPLETIO	I VALU	E:			N/A			
Z	Suburb		I	Namibian Do Market			Ma	rket Average		X Ma	arket Lo	ow				
ð	Security for Mortga	age Purpo	ses	Market	-			rket Average			arket Lo					
	RESALE POTENTIAL	L:	VERAGE - T	HE PROPERT	Y MARKET IS	UNDER P	RESS	URE DUE TO E	олом	ICAL DOWNTUR	N AND	STRICT LEP	NDING I	POLICIE	s.	
S						,	VALU	ATION REMAR	KS							
COMMENTS	3 BEDROOMED SIN	NGLE STO	REY DWELLI	NG INCLUDIN	IG A LOUNG	Е, КІТСНЕ	N, 2	BATHROOMS,	COVERE	D STOEP. ALL O	F WHIC	CH ARE IN	A FAIR	STATE	OF REPA	IR. GENERAL
Ρ	RENOVATIONS EVII	DENT I.E.	PAINTWORK	, STOVE TO E	BE REPLACED	D, BROKEN	I GLA	SSES, BIC DOO	RS TO BI	E REPAIRED, SLIE	DING D	OOR DAMA	GED, V	VALL TI	ES TO B	E REPALCED,
×	ETC. THE PROPERT															
8	IMPROVED I.E. WA	-		-		-										
	WELL TO THE SUBJ PROPERTY. A SALES			IVIS OF SIZE, I	FINISHES, LU	CATION, E	IC. F	AND HAS BEEN	USED AS	S A TARDSTICK II	DETER			ANEI VA	LUE OF	THE SUBJECT
GENERAL	N\$7 210,53/m ² IS C			BLE FOR THE	SUBJECT PRO	OPERTY UI	NDER	CURRENT MA	КЕТ СО	NDITIONS, AS W	ELL AS	MARKET R	ELATED	FOR TH	IE AREA.	
Ï	PLEASE NOTE THAT	THE PREV	VIOUS VALU	ATION DONE	WAS A DESK	TOP VALU	JATIO	N WITH NO AC	CESS GA	AINED FOR INTER	RNAL IN	SPECTION.				
ß																
S						CERT	IFICA	TE OF INDEPEN	DENCE							
ER	We, the undersigne	ed, hereby	/ declare tha	t we comply	with the requ	uirements	of th	e relevant Prof	essional	bodies/standard	ls, in pa	articular the	e funda	mental	ethical p	rinciple,
VALUERS	objectivity/indepen	ndence, as	defined/exp	plained in the	Code of Ethi	ics for Pro	fessic	onal Valuers.								
7 //	Place:	WI	NDHOEK	Date o	f Report:	2	1-No	v-24								
PROPERTY						PROPERTY	<mark>y INS</mark> I	PECTION AND	ALUED	BY:						
O																
PR			C NIANAE.													
	SENIOR/PRINCIPAL	LVALUER	S NAME:													

+				11.4m			
			Main dv	welling	8.3m		
	4.7m						
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