	y Nar rrant	nib Bou (Pty) Ltd , or its ies whatsoever are giv	s agents, of the subject property o en or implied in respect of the pro	ffere	d as security is y, its condition	done or m	solely for the	e inte	rnal adminis	trative	purposes of
	do	es not accept any resp	oonsibility should this information	be u	sed by any oth	er pa	rty for whate	ver re	eason.	io bou	(r ty) Linite
			CLIENT INFORM	IATI	ON	il.				2181C	
Name of Borrower											
Purpose of Valuation							and the second se				
Erf Number	Re 2		PROPERTY DESC	RIPT	ION						
Property Street Address		216	Town / Suburb	2		RE	HOBOTH BLO	CK A			
Project name (if Section	al Tit	le)									
Purchase Price Stand size		1096m <sup>2</sup> Sp		NV-PTC	Date of Purc	hase					-
Type of property		Single Residential	ecial Design Foundations Require	d		Flat			Vacant I		
			TOWN PLANNING C		ITIONC						
Zoning 🗸 Res	identi	al 🗌 Gen. R	esidential	JND	Density :	1		114 J. J. J.			0.0 0-0-0 0-0
Parking requirements: G	ener	and the second		2		-					
Highest and best use Municipal Valuation		Current Use	Other Use		1		ecify				
violincipal valuation		Land			Improvement	-		and the second		N\$	464,000.00
1 Single storey	1	DESCR Multi-Storey	IPTION OF PERMANENT STRU	сти	RES / IMPRO	VEM	ENTS				
Main bu	uildin				Nature of Pro	oper	v and Improv	eme	nts		
Entrance hall		Dressing room	LOCALITY	T	Excellent	1	Good	1	Fair		Poor
1 Lounge	X	Passage	ROOF DESIGN		Pitched		Mono pitch		Flat		Low pitch
1 TV/Family room 1 Dining room	-	Entertainment	ROOF COVER		Thatch	X	-		Asbestos		Tiles
1 Kitchen	1	Balconies Laundry	ROOF COVER SOIL TYPE	-	Malthoid Clay	$\vdash$	Klip lock Silt	-	Slate		Wood
1 Pantry	+-	Full bathroom	LAND SLOPE	x	Level	$\vdash$	Gradual	-	Rocky Steep	X	Sandy
Scullery			STRUCTURE TYPE	x	Conventional		Concrete		Frame		nnovative
4 Bedrooms Bathroom	-		DESIGN TYPE	X	Detached	_	Attached		Semi-Attache		
1 Shower/wc/basin	+		WALL TYPE CONDITION	X	Bricks Excellent		Ash brick Good	x	Face brick		Block bricks
Separate WC			AGE IN YEARS		0-5	-	5-20	-	Fair 20-40		Poor Over 40
Study			GEYSER	x	Electric		Solar		None	<u> </u>	
Veranda	4:		FITTED KITCHEN	-	Good	x	Average	_	Poor		link unit
Outbuil Attached		Detached	BUILT-IN CUPBOARDS WINDOWS (TYPE)	x	Good Steel	-	Average		Poor		None
3 Garages		Detached	FLOOR COVERING	ŕ	Carpet	x	Wood Tiles	-	Aluminium Wood		Other Novilon
Carports			FLOOR COVERING	X	Grano		Slate		Laminated		/iny
1 Flat/cottage Storeroom	-	Detached	CEILINGS BOUNDARY	X	Celotex	-	Rhinoboard		Pine		lone
Outside Wc			SWIMMING POOL	X	Brick wall Fibreglass	-	Precast wall Cement	-	Palisade Other	XV	Vire ool cover
Servants quarters			PAVING		Interlocks		Slasto		Concrete		Other
Lapa	-		SECURITY	-	Alarm		Beams		Intercom	E	lectr. fence
Suana	I	]	OTHER MUNICIPAL SERVICES	x	Remote gate	-	BBQ	-	CCTV		ire place
			OTHER	<u> </u> ^	Electicity	X	Water	X	Sewerage	XB	urglar bars

Depresent any experiment Cost Analysis Description Description De		lacement Co:	st Analysis					Replacement Con	t / Insurance Cal-	
Learnpoon         (ms/mc)         TOTAL NS           Wain Building 1         1.78         3.000.00         534.000.01           Yain Building 2         1.78         3.000.00         534.000.01           Stranges         3.1         2.200.01         68.200.00         39.200.00           Stranges         3.1         2.200.00         102.000.00         39.200.00         39.200.00           Stranges         3.1         2.200.00         102.000.00         39.200.00         39.200.00         39.200.00           Stranges         3.1         2.000.00         19.200.00         39.200.00			TT	Rate					t / insurance caic.	
Wain Building 2       Image: Control of the second of the se	Descript	tion	1 (1) (1) (1) (1) (1) (1) (1) (1) (1) (1	(N\$/m²)	TOTAL	N\$			AMOUNT	N\$
Wain Building 2	Main Building 1		178	3,000.00		534.000.00		5,500,00		979 000 (
Bits/Catalog       31       2.200.00       68.200.00         Straiges       51       2.000.00       102.000.00         Straiges       51       2.000.00       102.000.00         Straiges       51       2.000.00       102.000.00         Straiges       51       2.000.00       102.000.00         Straiges       51       2.000.00       26.400.00         Walling / Forning       132       200.00       107.200.00         Straiges       1.000       107.200.00       NS 12.30.000         And Total       1.006       139.200.00       NS 12.33.000.00         Comparable Sales description       NS 127.200.00       NS 12.33.000.00       NS 12.33.000.00         PADERTY 1       Develing 12.01* 3bed/ Jabth/wc/Dath-th, Garages 46m <sup>3</sup> / Varadas 6m <sup>4</sup> 4 5m <sup>4</sup> , yalling, Lated finicke, ware 8 tear, worn paint       PROPERTY 3         PADERTY 1       Develing 12.01* 3bed/ Jabth/wc/Dath-th, Garages 46m <sup>3</sup> / Straiges 46m <sup>4</sup> 2 5m <sup>4</sup> , yalling, Lated finicke, ware 8 tear, worn paint       PROPERTY 4         PROPERTY 1       Develing 13.01* 3bed/ Jabth/wc/Dath-th, Garages 46m <sup>3</sup> / Straiges 46m <sup>4</sup> 2 5m <sup>4</sup> , yalling, Lated finicke, ware 8 tear, worn paint       PROPERTY 4         Prop. Info       Adj Factor       Prop. Info       Adj Factor         PROPERTY 2       Develing 12.01* 320.00       NS 890	Main Building 2					-		5,550.00		575,000.
Grages       31       2,000.00       102,000.00         Wrandah       -       -         B02, Area       -       -       -         B02, Area       -       -       -         B02, Area       -       -       -       -         B02, Area       -       -       -       -       -         B02, Area       -	Balconies					-				
Garages       51       2,000.00       102,000.00         Wrandauters       -       -       -         Wrandauters       -       -       -         B80 Ares       -       -       -         Wrandaumer       -       -       -         B80 Ares       -       -       -         Wanner / Fending       122       200.00       25,400.00         Other:       -       -       -       -         Improvement Total       -	Flat /Cottage		31	2,200.00		68,200.00		4,500,00		139 500 (
errands	Garages		51	2,000.00						
BBQ Area       400.00       25,400.00         Wailing / Fending       132       200.00       26,400.00         Other:       0       172,800.00       187,280.00         Stati       197,280.00       197,280.00       Acceptable as security:       197,280.00         Congrarable Sales description       197,280.00       Acceptable as security:       197,070.00       100         PROFERTY 1       Dwelling 112m* deed, 1bath. Steel, wire fence, kitchen, sik unit, no bed bic, geyner, ceiling, stoor & wail tiling, average       PROFERTY 2       No         PROFERTY 2       Dwelling 111m* deed, 1bath. Steel, wire fence, kitchen, farages 48m*, Vernades 9m* 4 3m*, walling, at add minkes, wear 8 tear, worn paint       PROFERTY 3       Dwelling 111m* deed, 1bath. Steel, wire fence, kitchen, farages 48m*, Vernades 9m* 4 3m*, walling, at add minkes, wear 8 tear, worn paint         PROFERTY 2       Dwelling 111m* deed, 1bath. Steel,		5				,		5,250.00		103,730.0
BBQ Area										-
Wailing / Fencing       132       200.00       26,400.00         Paning	A CONTRACTOR OF									
Paring			132	200.00		26 400 00		400.00		-
Dtter:		States Inte		200.00		20,400.00		400.00		52,800.0
improvement Total       1,096       180.00       197,280.00         Land Total       1,096       180.00       197,280.00         Cordal       NS 927,88.00       Acceptable as security :       VIS       No         PROPERTY 1       Divelling 21.0m <sup>2</sup> ibde/12.bath/sciptame.       No       No       No       No         PROPERTY 1       Divelling 21.0m <sup>2</sup> ibde/12.bath/sciptame.       FROPERTY 3       PROPERTY 4       PROPERTY 4       PROPERTY 3       PROPERTY 4       PROPERTY 3       PROPERTY 4       PROPERTY 4 <td< td=""><td>Second Second Second Second Second</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>-</td></td<>	Second Second Second Second Second									-
and Total       1,096       180.00       197,280.00       Acceptable as security:       In the spontaneomic of	the second s	tal			a south of the second	730 600 00			NĆ 4	-
Total     NS 927,280.00     Acceptable as security :     YES     NO       Comparable Sales description     PROPERTY 1     Develling 12m <sup>2</sup> , 4bed, 1bath. Steel, wire fence, kitchen sink unit, no bed bic, geyrer, ceilings, floor & wall tiling, average     PROFERTY 2     Develling 12m <sup>2</sup> , 4bed/3 bath, Garage 43m <sup>2</sup> , BEQ 20m <sup>2</sup> , Porch 20m <sup>2</sup> , rgste, efence, b-walling, average condition, fairly revamped       PROPERTY 3     Develling 13tm <sup>2</sup> 4bed/3 bath, Garage 43m <sup>2</sup> , BEQ 20m <sup>2</sup> , Porch 20m <sup>2</sup> , rgste, efence, b-walling, average condition, fairly revamped       PROPERTY 4     PROPERTY 1     PROPERTY 2     PROPERTY 3     PROPERTY 4       Image: Sale description     114     242     247     247       Eff Number     134     114     242     247     247       Eff size (m <sup>2</sup> )     1376     1150     764     242       Sale Drice     NS 480,000.00     NS 825,000.00     NS 900,000.00     240       Oat of size     0.2 Jun-23     17 mnths     17-Mar-24     Smnths     03-feb-23     21 mnths       Miground Sale Of Size     NS 880,000.00     NS 931,982,73     NS 931,982,73     Ne Goronna and an out-building encompassing a 3-car garage, and a 1-bedroom filt willing area and battroom. Property located on und decks include wom paint, incossister tilling throughout, roof leaks, and general wear & taca.     NS 880,000.00       Insurance Value     NS 1,337,050.00     NS 931,982,73     Ne Goronna and an out-building enc	and Francisco and		1.095	180.00					N\$ 1	,337,050.0
Comparable Sales description         Comparable Sales description           PROPERTY 1         Dwelling 112m*, deed, 1bath. Steel, wire fence, kitchen sink unit, no bed bic, geyrer, cellings, floor & wall tiling, average         PROPERTY 3           PROPERTY 3         Dwelling 103***         Dwelling 103****         PROPERTY 4           PROPERTY 4         PROPERTY 1         PROPERTY 3         PROPERTY 4           PROPERTY 3         Dwelling 103****         PROPERTY 4         PROPERTY 4           PROPERTY 4         PROPERTY 1         PROPERTY 2         PROPERTY 3         PROPERTY 4           PROPERTY 4         PROPERTY 1         PROPERTY 2         PROPERTY 4         PROPERTY 4           PROPERTY 1         PROPERTY 1         PROPERTY 2         PROPERTY 4         PROPERTY 4           Prop. Info         Adj factor         Prop. Info         Adj factor         Prop. Info         Adj factor           aburb         Block C         Block D         Block B         <			1,050	180.00	N		Assaulable		_	
PROPERTY 1         Dwelling 12m², abed, tasth. Steel, wire fence, kitchen sink unit, no bed bic, geyer, cellings, floor & wall tiling, average           PROPERTY 2         Dwelling 12m², abed, tasth. Steel, wire fence, kitchen sink unit, no bed bic, geyer, cellings, floor & wall tiling, average condition, fairly revamped           PROPERTY 3         Dwelling 12m², abed, tasth. Steel, wire fence, kitchen sink unit, no bed bic, geyer, cellings, floor & wall tiling, average condition, fairly revamped           PROPERTY 4         PROPERTY 1         PROPERTY 2         PROPERTY 3         PROPERTY 4           PROPERTY 4         Prop. Info         Adj Factor         Prop. Info         Adj Factor           Prop. Info         Adj Factor         Prop. Info         Adj Factor         Prop. Info         Adj Factor           If kumber         134         114         242         PROPERTY 4         PROPERTY 4           uburt         Block C         Block D         Block B         Info         Adj Factor           isse (m <sup>1</sup> )         132         17 mnths         Tr.May-24         5 mmths         03-Feb-23         11 mnths           mprovements (m <sup>1</sup> )         112         2328         258         101%         230         113%           glusted subject sales price         N\$ \$99,761.35         N\$ \$1,337,050.00         Info         MS \$931,982.73         Info	otai			L	N	\$ 927,880.00	Acceptable	as security :	VES	L NO
PROPERTY 2         Dwelling 210m* 3bed/12ht/wc/bath-sh, Garages 48m*, Verandas 9m* 3 Sm*, valling, average condition, fairly revamped           PROPERTY 3         Dwelling 131m* 4bed/3 bath, Garage 43m*, BBQ 20m*, Porch 20m*, regate, e-fonce, b-walling, average condition, fairly revamped           PROPERTY 4         PROPERTY 1         PROPERTY 2         PROPERTY 3         PROPERTY 4           Image: State of the state	omparable Sales	s description				AND REAL	11-18-18-18-18-18-18-18-18-18-18-18-18-1			
PROPERTY 2         Dwelling 210m* 3bed/Labst/wc/bath-sh, Garages 48m*, Verandas 9m* 4 Sm*, walling, atard findes, waar & tear, worn paint           PROPERTY 3         Dwelling 181m* 4bed/3 bath, Garages 43m*, BSQ 20m*, Porch 20m*, regate, e-face, b-walling, average condition, fairly revamped           PROPERTY 4         PROPERTY 1         PROPERTY 2         PROPERTY 3         PROPERTY 4           If Number         134         114         242         PROPERTY 4         Adj Factor           If size (m*)         1376         1150         764         Julurb         Block C         Block D         Block B         Block C	PROPERTY 1	Dwelling 11	2m², 4bed, 1bath.	Steel, wire fence,	, kitchen sink unit	, no bed bic, ge	yser, ceilings, fl	oor & wall tiling, a	verage	
PROPERTY 3         Develling 181m² 4bed/3 bath, Garage 43m², BBQ 20m², Porch 20m², Progte, efence, b-walling, average condition, fairly revamped PROPERTY 4           PROPERTY 4         PROPERTY 1         PROPERTY 2         PROPERTY 3         PROPERTY 4           Prop. Info         Adj Factor         Prop. Info         Adj Factor         Prop. Info         Adj Factor           Lift Number         134         134         764         Adj Factor         Prop. Info         Adj Factor           Jake Price         NS 480,000.00         NS 825,000.00         NS \$00,000.00         NS \$00,000.00           Jate Of Sale         02-Jun -23         17 mnths         17-May-24         5 mnths         03-Feb-23         21 mnths           mprovements (m²)         112         232%         258         101%         230         113%           velueted subject sales price         N\$ 899,761.35         N\$ \$14,218.35         N\$ 931,982.73         Nee Comparable Value based on Comparable sales         N\$ \$13,337,050.00           Comments or Recommended Conditions for Approval         N\$ \$1,337,050.00         N\$ \$1,337,050.00         No \$1,337,050.00           Comments or Recommended Conditions for Approval         N\$ \$1,337,050.00         N\$ \$1,337,050.00         No \$1,337,050.00         No \$1,337,050.00         No \$1,337,050.00         No \$1,337,050.00         No \$1,33	PROPERTY 2									
PROPERTY 4         PROPERTY 1         PROPERTY 2         PROPERTY 3         PROPERTY 4           If Number         134         114         242         Fill         Adj Factor         Prop. Info         Adj Factor	PROPERTY 3									
Prop. Info       Adj Factor       Prop. Info       Adj Factor       Prop. Info       Adj Factor       Prop. Info       Adj Factor         134       114       242       114       242       1150       764       1150       764       1150       764       1150       764       1137       11376       11370	PROPERTY 4			Maliane - Marcal Block and						
if Number       134       114       242         if size (m <sup>2</sup> )       1376       1150       764         uburb       Block D       Block D       Block B         size Price       NS 480,000.00       NS 825,000.00       NS 900,000.00         Date of Sale       02-Jun-23       17 mnths       17-May-24       5 mnths       03-Feb-23       21 mnths         mprovements (m <sup>2</sup> )       112       232%       238       113%       13%       14         vely used subject sales price       N\$ 899,761.35       N\$ 814,218.35       N\$ 931,982.73       Nec Comparable Value based on Comparable sales         nsurance Value       N\$ 1,337,050.00       N\$ 51,337,050.00       14       14       14       14       14       14       14       14       14       14       14       14       14       15       15       15       15       15       15       15       15       15       15       15       15       16       16       16       16       16       16       16       17       17       17       17       17       17       17       17       17       17       13       15       15       15       16       16       16       16 <t< th=""><th></th><th>ennennenne bellevie.</th><th>PROPE</th><th>RTY 1</th><th>PROPER</th><th>TY 2</th><th>PROP</th><th>ERTY 3</th><th>PROPERTY</th><th>4</th></t<>		ennennenne bellevie.	PROPE	RTY 1	PROPER	TY 2	PROP	ERTY 3	PROPERTY	4
iff Number       134       114       242         iff size (m <sup>2</sup> )       1376       1150       764         uburb       Block D       Block D       Block B         size Price       NS 480,000.00       NS 825,000.00       NS 900,000.00         value of Sale       02-Jun-23       17 mnths       17-May-24       5 mnths       03-Feb-23       21 mnths         mprovements (m <sup>2</sup> )       112       232%       258       101%       230       113%       14         value of Sale       02-Jun-23       N mnths       NS 814,218.35       NS 931,982.73       Nec Comparable Value based on Comparable sales       NS 880,000.00         msurance Value       N\$ 1,337,050.00       NS 1,337,050.00       NS 1,337,050.00       NS 1,337,050.00         Comments or Recommended Conditions for Approval       N\$ 1,337,050.00       Nesidential property on street level improved with a 4-bedroom/1bathroom dwelling, and an out-building encompassing a 3-car garage, and a 1-bedroom fist with       Ni strate and bathroom. Property located on cull de-sac street.         Construction standard and quality of the structures is overly dated and of average quality, and minimum or no minor improvements observed. The bedroom fist wit sult surfaces need re-painting.       If certificATE         Wall surfaces need re-painting.       If certified with sanitary fistures in the kitchen, floor covering is lincomplete, painting is			Prop. Info	Adj Factor	Prop. Info	Adj Factor	and the second sec			
if size (m <sup>1</sup> )       1376       1150       764         uburb       Block C       Block D       Block B         side Price       N\$ 980,000.00       N\$ 920,000.00         Date of Sale       0.2-Jun-23       17 mnths       0.3-Feb-23       21 mnths         mprovements (m <sup>2</sup> )       112       232%       258       101%       230       113%         Valueted subject sales price       N\$ 899,761.35       N\$ 814,218.35       N\$ 931,982.73       Nee Comparable Value based on Comparable sales       N\$ 931,982.73         Ave Comparable Value based on Comparable sales       N\$ 1,337,050.00       N\$ 1,337,050.00       Ns 1,337,050.00         Comments or Recommended Conditions for Approval       N\$ 1,337,050.00       Ns 1,337,050.00       Norstruction standard and quality of the structures is overly dated and of average quality, and minimum or no minor improvements observed. The bedrooms in the fait is not fitted with santary fittures in the kitchen, floor covering is incomplete, painting is incomplete, and only the bathroom has been revamped - external vall surfaces need re-painting.         rif perimeter is bound by wire fending on 3-sides and brick wall on one side. Revamping can bolster market value and encourage demand appeal.         mprovements 260m <sup>2</sup> .       CERTIFICATE         MARKET VALUE OF SUBJECT PROPERTY       N\$ 880,000.00         DECLARATION       declare that I have inspected the above property and have verified the	Erf Number	- and the set of the	13	4	114					
Block C         Block D         Block B           ala Price         N\$ 480,000.00         N\$ 825,000.00         N\$ 900,000.00           Date of Sale         0.2/un 23         17 mnths         17-May-24         5 mnths         0.3-Feb-23         21 mnths         1           mprovements (m <sup>2</sup> )         112         232%         258         101%         230         113%         1           vdjusted subject sales price         N\$ 899,761.35         N\$ 814,218.35         N\$ 931,982.73         N           we Comparable Value based on Comparable sales         N\$ 880,000.00         N\$ 13,337,050.00         1           msurance Value         N\$ 1,337,050.00         1         1         1         1           comments or Recommended Conditions for Approval         N\$ 14,337,050.00         1 <t< td=""><td>rf size (m²)</td><td>Cattle Jackson II</td><td>13</td><td>76</td><td>1150</td><td></td><td></td><td></td><td></td><td></td></t<>	rf size (m²)	Cattle Jackson II	13	76	1150					
Sale Price       NS 480,000.00       NS 825,000.00       NS 900,000.00         Date of Sale       02-Jun-23       17 mnths       17-May-24       5 mnths       03-Feb-23       21 mnths         mprovements (m*)       112       232%       258       101%       230       113%         Adjusted subject sales price       NS 899,761.35       NS 814,218.35       N\$ 931,982.73         Ave Comparable Value based on Comparable sales       N\$ 980,000.00         Insurance Value       N\$ 1,337,050.00         Comments or Recommended Conditions for Approval         Iveidential property on street level Improved with a 4-bedroom/1bathroom dwelling, and an out-building encompassing a 3-car garage, and a 1-bedroom flat with living area and bathroom. Property located on cull de-sac street.         Construction standard and quality of the structures is overly dated and of average quality, and minimum or no minor improvements observed. The bedrooms in th nain dwelling do not have floor covering nor BC, and defects include worn paint, inconsistent tilling throughout, roof leaks, and general wear & tear.         Pate 1st is not fitted with sanitary fitures in the kitchen, floor covering is incomplete, painting is incomplete and only the bathroom has been revamped external wall surfaces need re-painting.         iff perimeter is bound by wire fencing on 3-sides and brick wall on one side. Revamping can bolster market value and encourage demand appeal.         mprovements 260m <sup>2</sup> .         CERTIFICATE		Service and	Bloc	kC						
bate of Sale       02-Jun-23       17 mnths       17-May-24       5 mnths       03-Feb-23       21 mnths         mprovements (m*)       112       232%       258       101%       230       113%         Adjusted subject sales price       N\$ 899,761.35       N\$ 814,218.35       N\$ 931,982.73         Ave Comparable Value based on Comparable sales       N\$ 880,000.00         Insurance Value       N\$ 1,337,050.00         Comments or Recommended Conditions for Approval         A residential property on street level improved with a 4-bedroom/1bathroom dwelling, and an out-building encompassing a 3-car garage, and a 1-bedroom flat wit         I living area and bathroom. Property located on cull de-sac street.         Construction standard and quality of the structures is overly dated and of average quality, and minimum or no minor improvements observed. The bedrooms in the nain dwelling do not have floor covering nor BLC, and defects include worn paint, inconsistent tilling throughout, toroof leaks, and general wear & tear.         he flat is not fitted with sanitary fixtures in the kitchen, floor covering is incomplete, painting is incomplete and only the bathroom has been revamped – external vall surfaces need re-painting.         in periodeweat 260m <sup>3</sup> .         CERTIFICATE         MARKET VALUE OF SUBJECT PROPERTY         N\$ 880,000.00         DECLARATION         declare that I have inspected the above property and have verified the particulars set out in									W	
mprovements (m²)       112       232%       258       101%       230       113%         Adjusted subject sales price       N\$ 899,761.35       N\$ 814,218.35       N\$ 931,982.73         Ave Comparable Value based on Comparable sales       N\$ 1,337,050.00         Insurance Value       N\$ 1,337,050.00         Comments or Recommended Conditions for Approval       Nesidential property on street level improved with a 4-bedroom/1bathroom dwelling, and an out-building encompassing a 3-car garage, and a 1-bedroom flat with a living area and bathroom. Property located on cull de-sac street.       Improvements of oncomparable sales       Improvements or notion improvements observed. The bedroom flat with a living area and bathroom. Property located on cull de-sac street.       Improvements of oncomparable soles on the bedroom flat with an ind welling of on thave floor covering nor BIC, and defects include worn paint, inconsistent tiling throughout, roof leaks, and general were & tear.         In dir dwelling do not have floor covering nor BIC, and defects include worn paint, inconsistent tiling throughout, roof leaks, and general were & tear.         In dir dwelling of on thave floor covering nor BIC, and defects include worn paint, inconsistent tiling throughout, roof leaks, and general were & tear.         In dir perimeter is bound by wire fencing on 3-sides and brick wall on one side. Revamping can bolster market value and encourage demand appeal.         Mprovements 260m².       CERTIFICATE         VARKET VALUE OF SUBJECT PROPERTY       N\$ 880,000.00         DECLARATION       <	Address of the Addres		02-lun-23				02 Ech 22			
Adjusted subject sales price N\$ 899,761.35 N\$ 814,218.35 N\$ 931,982.73 Ave Comparable Value based on Comparable sales N\$ 889,761.35 N\$ 814,218.35 N\$ 931,982.73 Ave Comparable Value based on Comparable sales N\$ 889,000.00 Insurance Value N\$ 1,337,050.00 Comments or Recommended Conditions for Approval A residential property on street level improved with a 4-bedroom/1bathroom dwelling, and an out-building encompassing a 3-car garage, and a 1-bedroom flat wit a living area and bathroom. Property located on cull de-sac street. Construction standard and quality of the structures is overly dated and of average quality, and minimum or no minor improvements observed. The bedrooms in th main dwelling do not have floor covering nor BIC, and defects include worm paint, inconsistent tiling throughout, roof leaks, and general wear & tear. The flat is not fitted with sanitary fixtures in the kitchen, floor covering is incomplete, painting is incomplete and only the bathroom has been revamped external will surfaces need re-painting. Erf perimeter is bound by wire fencing on 3-sides and brick wall on one side. Revamping can bolster market value and encourage demand appeal. mprovements 260m <sup>2</sup> . CERTIFICATE VARKET VALUE OF SUBJECT PROPERTY N\$ 880,000.00 DECLARATION declare that I have inspected the above property and have verified the particulars set out in this report. confirm that the valuation was compiled in accordance with the International Valuation Standards. 15-November-2024		2)	the second se	and the second						-
Ave Comparable Value based on Comparable sales          NS 880,000.00         Insurance Value         NS 1,337,050.00         Comments or Recommended Conditions for Approval         Ar residential property on street level improved with a 4-bedroom/1bathroom dwelling, and an out-building encompassing a 3-car garage, and a 1-bedroom n flat wite a living area and bathroom. Property located on cull de-sac street.         Construction standard and quality of the structures is overly dated and of average quality, and minimum or no minor improvements observed. The bedrooms in th main dwelling do not have floor covering nor BIC, and defects include worn paint, inconsistent tiling throughout, roof leaks, and general wear & tear.         Iche flat is not fitted with sanitary fixtures in the kitchen, floor covering is incomplete, painting is incomplete and only the bathroom has been revamped – external wall surfaces need re-painting.         Erf perimeter is bound by wire fencing on 3-sides and brick wall on one side. Revamping can bolster market value and encourage demand appeal.         mprovements 260m <sup>3</sup> .         CERTIFICATE         VMARKET VALUE OF SUBJECT PROPERTY       N\$ 880,000.00         DECLARATION         declare that I have inspected the above property and have verified the particulars set out in this report.         confirm that the valuation was complied in accordance with the international Valuation Standards.         15-November-2024_	inprovements (in	<u>.</u>	112	232/0	256	101%	230	113%		-
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