

Property Valuation Report

«TableStart:FrontPagePhotos»

«Image:PhotoID,350,220»

«TableEnd:FrontPagePhotos»

«Valuations.Address», «Valuations.PropAddressLocality»
«Valuations.PropState» «Valuations.PropAddressPostCode»

|  |  |
| --- | --- |
| Prepared For: | «Valuations.OrgLender» |
| Service Type: | «Valuations.Purpose» |
| Report Type: | «Valuations.MainBuildingType» |
| Client Reference: | «Valuations.LoanIDNo» |
| Valuation Date: | «Valuations.ValuationDate» |
| Type of Report: | «Valuations.ReportTitle» |
| Job Number: | «Valuations.JobNumber» |



ValuePRO Software Pty Ltd

ABN: 90 121 003 521

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# Summary

|  |  |
| --- | --- |
| **Property Address:** | **«Valuations.Address», «Valuations.Suburb» «Valuations.PropState» «Valuations.PropAddressPostCode»** |
| **Title Details:** | «Valuations.TitDets1Label» «Valuations.TitDets1» «Valuations.TitDets2Label» «Valuations.TitDets2» «Valuations.TitDets3Label» «Valuations.TitDets3» «Valuations.TitDets4Label» «Valuations.TitDets4»«TableStart:AdditionalTitles» «TitDets1Label» «TitDets1» «TitDets2Label» «TitDets2» «TitDets3Label» «TitDets3» «TitDets4Label» «TitDets4» «TableEnd:AdditionalTitles» |
| **Zoning Details:** | «Valuations.Zoning» |
| **Risk overview** | «Valuations.RiskReview» |
| **Registered Owners:** | «Valuations.RegisteredProprietor» |
| **Borrowers:** | «Valuations.Borrower» |
| **Loan Reference:** | «Valuations.LoanIDNo» |
| **Service Type:** | «Valuations.Purpose» |
| **Report Type:** | «Valuations.PropertyType» |
| **Inspection Date:** | «Valuations.InspectionDate» |
| **Valuation Date:** | «Valuations.ValuationDate» |
| **Property Type:** | «Valuations.MainBuildingType» |
| **Site Area** | «Valuations.SiteArea» «Valuations.SiteAreaLable» |
| **Floor Area:** | «Valuations.BuildingArea» m² |
| **No. of Bedrooms:** | «Valuations.Bedrooms» |
| **No. of Bathrooms:** | «Valuations.Bathrooms» |
| **Car Accommodation:** | «Valuations.CarAccom» with space for «Valuations.CarNumber» vehicle/s. |
| **Zoning/Instrument:** | «Valuations.Zoning» |
| **Last Sale Amount:** | «Valuations.SubjSalePrice» |
| **Last Sale Date:** | «Valuations.SubjSaleDate» |
| **Last Sale Comment:** | «Valuations.SubjSaleComments» |

|  |  |
| --- | --- |
| **Interest Valued:** | «Valuations.InterestValued» |
| **Value Component:** | ***«Valuations.ValueComponent»*** |
| **Rental Value:** | «Valuations.MarketRentalLow» to «Valuations.MarketRentalHigh» pw |
| **Insurance Replacement:** | «Valuations.ReplacementInsurance» |
| **Land Value:** | «Valuations.ELandValue» |
| **Improvements Value:** | «Valuations.EMainBuilding» |
| **Market Value:** | **«Valuations.EMarketValue»** **(«Valuations.MarketValueInWords» Dollars)** |
| **Market Value Range:** | «Valuations.MVLow» | **To:** | «Valuations.MVHigh» |
| **Critical Assumptions:** | «Valuations.CriticalAssumptions» |
| **Recommended:** | «Valuations.CertsDocs»«Valuations.Recommendation» |
| «Signatures.RegisteredValuer(image(2,800,500))» |
| **«Valuer.ValuerName»** |
| «Valuer.Qualifications» «Valuer.RegistrationNumber» |

# Valuation & Assessment Summary

# Introduction

### Instructions

We refer to written instructions from «Valuations.OrgClientContact» dated «Valuations.DateIn».

We have been requested to assess the market value as at «Valuations.ValuationDate»of the «Valuations.InterestValued» interest for the property known as «Valuations.Address», «Valuations.PropAddressLocality» «Valuations.PropState» «Valuations.PropAddressPostCode» for «Valuations.Purpose» purposes with this report issued on «Valuations.ReportDate».

### Valuer Statement

«Valuations.SwornStatement»

### Document Disclosure

We have been provided with or searched the following information / documentation and confirm that we have relied upon the same in undertaking our valuation:

«Valuations.CertsDocs»

### Title Particulars

|  |
| --- |
| **Record of title** |
| **Title Type:** | «Valuations.TitleType» |
| **Lot/Unit Number:** | «Valuations.TitDets1Label» «Valuations.TitDets1» |
| **Plan Number:** | «Valuations.TitDets2Label» «Valuations.TitDets2» |
| **Volume/Folio:** | «Valuations.TitDets3Label» «Valuations.TitDets3» |
| **Further Details:** | «Valuations.TitDets4Label» «Valuations.TitDets4» |
| **Title Search Sighted:** | «Valuations.TitleSearchSighted» |
| **Registered Proprietor(s)** | «Valuations.RegisteredProprietor» |
| **Encumbrances/Restrictions:** | «Valuations.EncumbrancesRestrictions» |

# Site Details

### Location

**Situation:** «Valuations.Location»

**Surrounds:** «Valuations.Neighbourhood»

The following map indicates the location of the property within the suburb of «Valuations.PropAddressLocality».

«TableStart:LocationMap»

«Image:PhotoID,300»

«TableEnd:LocationMap»

The following map indicates the location of the subject property:

«TableStart:CadastralMap»

«Image:PhotoID,300»

«TableEnd:CadastralMap»

«TableStart:AerialMap»

«Image:PhotoID,300»

«TableEnd:AerialMap»

### Site Description and Services

«TableStart:SurveyMap»

«Image:PhotoID,350»

«TableEnd:SurveyMap»

|  |  |
| --- | --- |
| Description: | «Valuations.SiteDescriptionTopography» |
| Site Area: | «Valuations.SiteArea» square metres. |
| Services:  | «Valuations.Services» |
| Identification: | «Valuations.HowIdentified» |

### Town Planning

|  |  |
| --- | --- |
| **Zoning:** | «Valuations.Zoning» |

«TableStart:ZoningMap»

«Image:PhotoID,300»

|  |  |
| --- | --- |
| Existing Use: | «Valuations.CurrentUse» |
| Property Specific: | «Valuations.SpecificLocation» |

«TableEnd:ZoningMap»

# Improvements

|  |
| --- |
| **Main Building** |
| **Property Description** | «Valuations.BuildingDescription» |
| **Roof:**  | «Valuations.Roof» |
| **Flooring:**  | «Valuations.Flooring» |
| **Services:**  | «Valuations.MainServices» |
| **Accommodation:** | «Valuations.AccommodationPlus» |
| **PC Items:** | «Valuations.PCFixtures» |
| **Fixtures and Features:** | «Valuations.Features» |
| **Condition** |
| **Internal Condition:**  | «Valuations.InternalCondition» |
| **External Condition:**  | «Valuations.ExternalCondition» |
| **Car Accommodation:**  | «Valuations.CarAccom» |
| **Number of Car Spaces:**  | «Valuations.CarNumber» |
| **Ancillary Improvements:** | «Valuations.SignificantAncillary» |
| **Building Areas** |
| We have calculated the following building areas:  |
| «TableStart:AdditionalOccupancies»**Other building:** «BuildingDescription»Roof: «Roof»Floor: «Flooring»Services: «MainServices»«TableEnd:AdditionalOccupancies» |
| **Occupancy Details** |
| «Valuations.OccupancyRegulations» |

«TableStart:TaggedPhotos\_inside»

|  |  |  |  |
| --- | --- | --- | --- |
| «Image:PhotoID1,150» | «Image:PhotoID2,150» | «Image:PhotoID3,150» | «Image:PhotoID4,150» |
| *«Title»* | *«Title»* | *«Title»* | *«Title»* |
| *«Description»* | *«Description»* | *«Description»* | *«Description»* |

«TableEnd:TaggedPhotos\_inside»

# Sales Evidence

«Valuations.SaleInlineWithLocalMarketComment»

|  |
| --- |
| In order to assess the market value of the subject property we have had regard to recent comparable sales evidence which has occurred in the local market. The most relevant sales evidence is detailed below. |
| «TableStart:SalesStreetMap»The following map shows the location of the comparable sales evidence in relation to the subject property.«Image:PhotoID,320»*«Title»* *«Description»*«TableEnd:SalesStreetMap» |

**Sales evidence in «Valuations.PropAddressLocality»:**

«TableStart:SalesEvidence»

| **Address**  | «Address» | **«Image:SalesCaptureID,130»** |
| --- | --- | --- |
| **Sale date** | «SaleDate» |
| **Sale price** | «Price» |
| **Land area**  | «SiteArea» |
| **Comments**: | «Comments» |
| **Comparison:**  |  «Comparison» |

«TableEnd:SalesEvidence»

### Sales Evidence Summary

| **Address** | **Sale Date** | **Land Area****(sqm)** | **Sale Price($)** | **$/sqm** |
| --- | --- | --- | --- | --- |
| «TableStart:SalesEvidence»«Address»«PropAddressLocality» | «SaleDate» | «SiteArea» | «Price» | «Incomepsm»«TableEnd:SalesEvidence» |

# Leases

| **Tennant** | **Floor Area** | **$/SQ** | **Annual Rent** | **Contract Term** |
| --- | --- | --- | --- | --- |
| «TableStart:LeasesEvidence»«Title»  | «NetLettableArea» | «RatePSM» | «AnnualRent» | «TermOfLease»«TableEnd:LeasesEvidence» |

«VPDelEnd:Valuations.IncludeLeases\_neq\_Yes»

«VPDelStart:Valuations.IncludeOpex\_neq\_Yes»

### Building Outgoings

We have been provided with the following estimated and budgeted outgoings by the Lessee.

|  |  |
| --- | --- |
| **Operating Expenses (OPEX)** | **$ per year** |
| Insurance | «Valuations.Insurance» |
| Rates | «Valuations.CouncilRates» |
| Admin | «Valuations.AdminManagement» |
| Repairs and Maintenance  | «Valuations.Repairs» |
| Emergency Lighting, Fire Alarm, Compliance etc | «Valuations.EmergencyGenerators» |
|  |  |
| Total | «Valuations.TotalOperatingExpenses» |
| $/m² (Total Building) | «Valuations.SASiteAreaPSM» |
| «Valuations.OGBenchmarkComments» |

*«VPDelEnd:Valuations.IncludeOpex\_neq\_Yes»*

# Risk Analysis

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Risk Type** | **1** | **2** | **3** | **4** | **5** | **Comment** |
| **Property Risk** |
| Location & Neighbourhood | «Risks.LocNei(image(3,880,200))» | «Valuations.LocNeiTxt» |
| Land (including Planning & Title) | «Risks.Land(image(3,880,200))» | «Valuations.LandTxt» |
| Environmental Issues | «Risks.EnvIss(image(3,880,200))» | «Valuations.EnvIssTxt» |
| Improvements | «Risks.Imps(image(3,880,200))»  | «Valuations.ImpsTxt» |
| **Market Risk** |
| Reduced Value next 1-2 years | «Risks.RecMarDir(image(3,880,200))» | «Valuations.RecMarDirTxt» |
| Market Volatility | «Risks.MarkVol(image(3,880,200))» | «Valuations.MarkVolTxt» |
| Local Market Impact | «Risks.LocEcImp(image(3,880,200))» | «Valuations.MarkSegCondTxt»«Valuations.LocEcImpTxt» |
| Market Segment Conditions | «Risks.MarkSegCond(image(3,880,200))» | «Valuations.MarkSegCondTxt» |

\*Risk Rating: 1 = Low, 2 = Low to Medium, 3 = Medium, 4 = Medium to High, 5 = High

### Environment

|  |  |
| --- | --- |
| Heritage: | «Valuations.HeritageComments» |
| Contamination: | «Valuations.Contamination»  |
| Asbestos: | «Valuations.Asbestos» |
|  | «TableStart:TaggedPhotos\_Bushfire»«Image:PhotoID,300»*«Title»* (Source: «Description»)«TableEnd:TaggedPhotos\_Bushfire» |
|  | «TableStart:TaggedPhotos\_Bushfire»«Image:PhotoID,300»*«Title»* (Source: «Description»)«TableEnd:TaggedPhotos\_Bushfire» |

# Valuation Rationale

Our assessment of market value is based upon the before mentioned market comments and economic conditions, our onsite inspection, the following SWOT analysis and the analysed sales evidence.

|  |  |
| --- | --- |
| Strengths «Valuations.AssetStrengths» | Weaknesses«Valuations.AssetWeaknesses» |
| Opportunities«Valuations.Opportunities» | *Threats*«Valuations.Threats» |

### Direct Comparison Approach

«Valuations.DCLADescription»

### Valuation Summary

Based upon our adopted valuation approaches we have reconciled our valuation as follows:

|  |
| --- |
|  |

«Valuations.ValuerRemarks»

After having regard to all relevant factors, we have assessed the market value of the subject property for «Valuations.Purpose» purposes as at «Valuations.ValuationDate» and subject to the comments within this report to be:

**«Valuations.EMarketValue»**

«Valuations.MarketValueInWords» Dollars

(This Valuation is excluding GST)

|  |
| --- |
| Prepared by  |
| «Valuer.FirmsTitle» |

|  |
| --- |
| «Signatures.RegisteredValuer(image(2,800,500))» |
| **«Valuer.ValuerName»** «Valuer.Qualifications»«Valuer.FirmsTitle»Mortgage Valuers Commercial Limited |
| «Signatures.AuthValuer(image(2,800,500))» |
| **«AuthValuer.ValuerName»** «AuthValuer.Qualifications»«AuthValuer.FirmsTitle»Mortgage Valuers Commercial Limited |
| *Liability limited by a scheme approved under Professional Standards Legislation* |

Photos

«TableStart:PhotoGrid\_BackPagePhotos»

| «Image:PhotoID1,220,140» | «Image:PhotoID2,210,140» |
| --- | --- |
| «Title1» | «Title2» |

«TableEnd:PhotoGrid\_BackPagePhotos»

# Certificate of Title

«TableStart:VPD\_Title»

«Image:PageID,470»

«TableEnd:VPD\_Title»

# Appendices

**«TableStart:VPD\_ALL\_APPENDIX\_DOCLIST»**«Image:PageID,470»

«TableEnd:VPD\_ALL\_APPENDIX\_DOCLIST»