

1-Sample Valuation -Apartment

MARKET APPROACH

Main Area	Sq. m.	Sq. ft.	Rate	Kshs.
2BR	73.00	785.76	5,000.00	3,928,823.50
		Call		4,000,000.00

INCOME APPROACH

	Rent per month	Rent per annum	yp%	
Apartment	18,000.00	216,000	5.50%	3,927,272.73
2BR		Call		4,000,000.00

INSURANCE VALUE

	Market Value	Rent per month	Period	
Apartment	Market Value			4,000,000.00
2BR	Loss of rent	18,000.00	18	324,000.00
			Call	4,324,000.00

Market value			100%	4,000,000
Mortgage Lending Value			95%	3,800,000
Forced Sale Value			90%	3,600,000
Rental Value				18,000
Insurance Value				4,324,000

Comparables

Description/Estate	Bedrooms	Sq.ft.	Price	Value/sq.ft.	Rent	Yield
Everest Park Estate						
Subject	2BR	786	3,500,000	4,454	18,000	6.17%
Others	1BR	409	2,400,000	5,868	12,000	6.00%
	2BR	786	4,000,000	5,091	18,000	5.40%
	3BR	1,238	5,500,000	4,443	22,000	4.80%
Great Wall Phase I	2 BR	745	3,700,000	4,966	18,000	5.84%
360° Court Apartment	2BR	840	3,500,000	4,169	18,000	6.17%
Fivestar-Gr+4th	2 BR	830	4,250,000	5,120	20,000	5.65%
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	3 BR	1,130	5,250,000	4,646	25,000	5.71%
Fivestar-1st-3rd	2 BR	830	4,750,000	5,723	20,000	5.05%
	3 BR	1,130	5,750,000	5,088	25,000	5.22%
Four Ways Junction Phase2	2 BR	753	5,800,000	7,698	22,000	4.55%
	3 BR	861	6,500,000	7,548	25,000	4.62%
	3 BR	1,152	7,500,000	6,512	28,000	4.48%
	4 BR	1,292	8,500,000	6,581	30,000	4.24%
Jacaranda	2 BR	1,055	6,400,000	6,067	25,000	4.69%
	2 BR	1,098	6,600,000	6,011	30,000	5.45%
	3 BR	1,281	7,600,000	5,933	32,000	5.05%
	4 BR	1,722	9,500,000	5,516	35,000	4.42%
Golden Mile	2 BR	969	6,100,000	6,297	25,000	4.92%
	3 BR	1,238	7,100,000	5,736	30,000	5.07%
East Capital	2 BR	1,076	4,500,000	4,181	20,000	5.33%
	3 BR	1,238	5,500,000	4,443	25,000	5.45%
	4 BR	1,507	6,800,000	4,512	30,000	5.29%
Green span	2 BR	950	4,800,000	5,053	20,000	5.00%
	3 BR	1,200	5,800,000	4,833	25,000	5.17%
Nyayo Embakasi, new phase II	3 BR	1,200	6,100,000	5,083	25,000	4.92%
Honey Suckle	3 BR	1,350	5,500,000	4,074	25,000	5.45%