



RC RODRIGUEZ REALTY SERVICES

#439 Federico St., Aurea Village, Subic, Baliwag, Bulacan

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2014

PRIVATE AND CONFIDENTIAL

MARKET VALUE APPRAISAL REPORT

PROPERTY TYPE

TOWNHOUSE UNIT

LOCATION

**Beryl Street, Kahaya Place, Barangay Zone 3,
Poblacion, Dasmarinas City, Cavite**

AS PREPARED FOR

SPS. BERNARD JOHN O'LEARY AND ZENAIDA SUNGA O'LEARY
CLIENT

EFFECTIVE DATE OF VALUE AS OF

JUNE 25, 2021

PREPARED BY

Ramil Cruz Rodriguez
Licensed Real Estate Appraiser
Licensed Real Estate Broker

Reference : AURA MODEL TOWNHOUSE UNIT

**Location : Beryl Street, Kahaya Place, Barangay Zone 3,
Poblacion, Dasmarinas City, Cavite**

Dear Mr. and Mrs. O'Leary:

In reference to your instructions, I've made an investigation and appraisal of the property consisting of one (1) townhouse unit as described herein for the purpose of expressing an opinion on the **market value** of the property as of **June 22, 2021**.

This report sets forth my findings and conclusions derived there from, together with various exhibits that are considered necessary to explain the processes followed in this appraisal. To the best of my knowledge, this restricted appraisal report is in conformance with the current appraisal requirements of the Professional Valuation Standards and our Code of Ethics and Responsibilities and the client's appraisal instructions.

Land is technically identified as follows:

TCT NO.	LOT NO.	BLK NO.	AREA	REGISTERED OWNER
Not yet available (transfer in process)	30	6	90.00 sqm	SPS. BERNARD JOHN O'LEARY and ZENAIDA SUNGA O'LEARY

Located at Beryl Street, Kahaya Place, Barangay Zone 3, Poblacion, Dasmarinas City, Cavite. With a lot area of **NINETY (90.00) square meters more or less.**

Subject to the Assumptions and Limiting Conditions stated herein.

The term **Market Value**, as used herein, is defined as:

the estimated amount of which a property should 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.

I've investigated local market condition and arriving at my reasonable valuation, studies and analyses include –

- ~ Extent, character and utility of the property
- ~ Highest and best use of the property
- ~ Accrued depreciation as evidence by the observed condition in comparison with new units
- ~ Highest and best use of the property

Based on the above investigation, analysis of all relevant factors and as supported by the accompanying narrative report, it is my opinion that the Market Value of the property as of June 22, 2021 is reasonably represented in the amount of **THREE MILLION TWO HUNDRED SIXTY EIGHT THOUSAND TWO HUNDRED THIRTY THREE PESOS ONLY (Php 3,268,233.00)**.

This report was prepared for **SPS. BERNARD JOHN AND ZENAIDA O'LEARY**. The function of this report is for management information purposes. The use of this report by others not identified by **SPS. BERNARD JOHN AND ZENAIDA O'LEARY** either by name or type is not intended by **RC RODRIGUEZ REALTY SERVICES**. I assume no responsibility of liability for unauthorized use of this report.

Subject to the attached assumptions and limiting conditions.

Respectfully submitted,


RAMIL CRUZ RODRIGUEZ
LICENSED REAL ESTATE APPRAISER

PRC - Registration. No. 5639

Valid Until: Nov. 03, 2023

