



2014

## RC RODRIGUEZ REALTY SERVICES

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**PRIVATE AND CONFIDENTIAL**

# MARKET VALUE APPRAISAL REPORT

PROPERTY TYPE

**CONDOMINIUM UNIT**

LOCATION

**Gilmore Tower, No. 2 Gilmore Avenue Corner N. Domingo Street, Barangay Valencia, New Manila, Quezon City, Manila**

AS PREPARED FOR

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

EFFECTIVE DATE OF VALUE AS OF

**JUNE 26, 2021**

PREPARED BY

**Ramil Cruz Rodriguez**

Licensed Real Estate Appraiser

Licensed Real Estate Broker

**Reference : Unit 805 - 8<sup>th</sup> Floor, Gilmore Tower**

**Location : No. 2 Gilmore Avenue Corner N. Domingo Street,  
Barangay Valencia, New Manila, Quezon City, Manila**

**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) residential condominium unit as described herein for the purpose of expressing an opinion on the **market value** of the property as of June 24, 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.

Condominium unit is technically identified as follows:

CCT NO.	UNIT NO.	FLOOR LEVEL	FLOOR AREA	UNIT OWNER
Not yet available	805	8 <sup>TH</sup> Floor	42.00 sqm	SPS. BERNARD JOHN O'LEARY and ZENAIDA SUNGA O'LEARY

Located at Gilmore Tower, No. 2 Gilmore Avenue Corner N. Domingo Street, Barangay Valencia, New Manila, Quezon City, Manila. With a floor area of **Forty Two (42.00) 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 condominium unit as of June 24, 2021 is reasonably represented in the amount of **THREE MILLION EIGHT HUNDRED TWENTY FIVE THOUSAND THREE HUNDRED SIXTY PESOS ONLY (Php 3,825,360.00)**.

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

