



APPRAISAL REPORT

Property Location:

**UNIT 04F, 4TH FLOOR OF THE TRION, TOWER 2,
8TH AVENUE CORNER MC KINLEY PARKWAY,
BONIFACIO GLOBAL CITY, TAGUIG CITY, METROPOLITAN MANILA**



Prepared for:

ZENAIDA SUNGA O' LEARY

Date of Inspection:

23 MARCH 2019

LVASC FILE No: 2019-IND-013



PRIVATE AND CONFIDENTIAL

April 07, 2019

SPS. ZENAIDA O'LEARY and BERNARD JOHN O'LEARY
33 Lyall Avenue DEAN PARK NSW 2761 AUSTRALIA

Re : Market Value Appraisal

Dear Sir/Madam:

As requested, we conducted an appraisal of a real estate property in the name of **SPS. ZENAIDA SUNGA O'LEARY and BERNARD JOHN O'LEARY.**

It is our understanding that the appraisal is for *management information purposes*, and you wish us to express an opinion of the **Market Value** of the property, appraised as of **March 23, 2019.**

Our report comprises of the following:

- This report letter summarizing the results of our investigation;
- Limiting conditions;
- Narrative Report
- Photos of the property; and
- Plans showing the shape and general location of the property.

The scope of the property appraised includes a **condominium unit** and **(one) 1 parking slot.** The unit is identified as ***Unit 04F, 4th Floor of Tower 2, The Trion Towers, Mc Kinley Parkway Avenue corner 8th Avenue, Fort Bonifacio Global City, Taguig City, Metropolitan Manila.***

SUMMARY OF VALUE

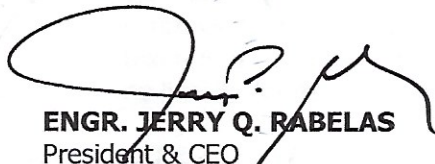
Based on our investigation and an analysis of all relevant facts, it is our opinion that the **Market Value** of the property, appraised as of **March 23, 2019**, subject to the attached limiting conditions, is;

TEN MILLION NINE HUNDRED THOUSAND PESOS
(PhP 10,900,000)

We hereby certify that we have neither nor prospective interest in the assets appraised or the value reported. That this report has been made in accordance with generally accepted valuation principles and procedures in conformity with the requirement of the Code of Ethics applying in the realty services in the Philippines. Neither our employment nor our compensation in connection with this report is in any way contingent upon the value reported.

Very truly yours,

LINEAGE VALUATION & ALLIED SERVICES CORPORATION



ENGR. JERRY Q. RABELAS
President & CEO
Licensed Real Estate Appraiser
License No. 0000501
PTR No. MKTI 7341251
January 8, 2019

CONCLUSION OF VALUES

Based on the investigation and premise outlined, it is our opinion that as of March 23, 2019, the Market Value of the fee simple estate of the subject property is summarized as follows:

		MARKET VALUE
UNIT 04F		
55 sq. m. x Php 180,000/sq.m.	:	PHP 9,900,000.00
PARKING SLOT	:	PHP 1,000,000.00
TOTAL	:	PHP 10,900,000.00

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