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VALUATION REPORT

Ptn 21 of Ptn 20 of the Farm Nubuamis 37



INSTRUCTION

I was instructed to determine the present market value of the above-mentioned property.

LOCATION OF PROPERTY

Khomas division "K"

AREA OF LAND

39,5156 Ha

ZONING

Undetermined

DATE OF VALUATION

15 April 2020

RECOMMENDED MARKET VALUE N\$ 14,460,000.00

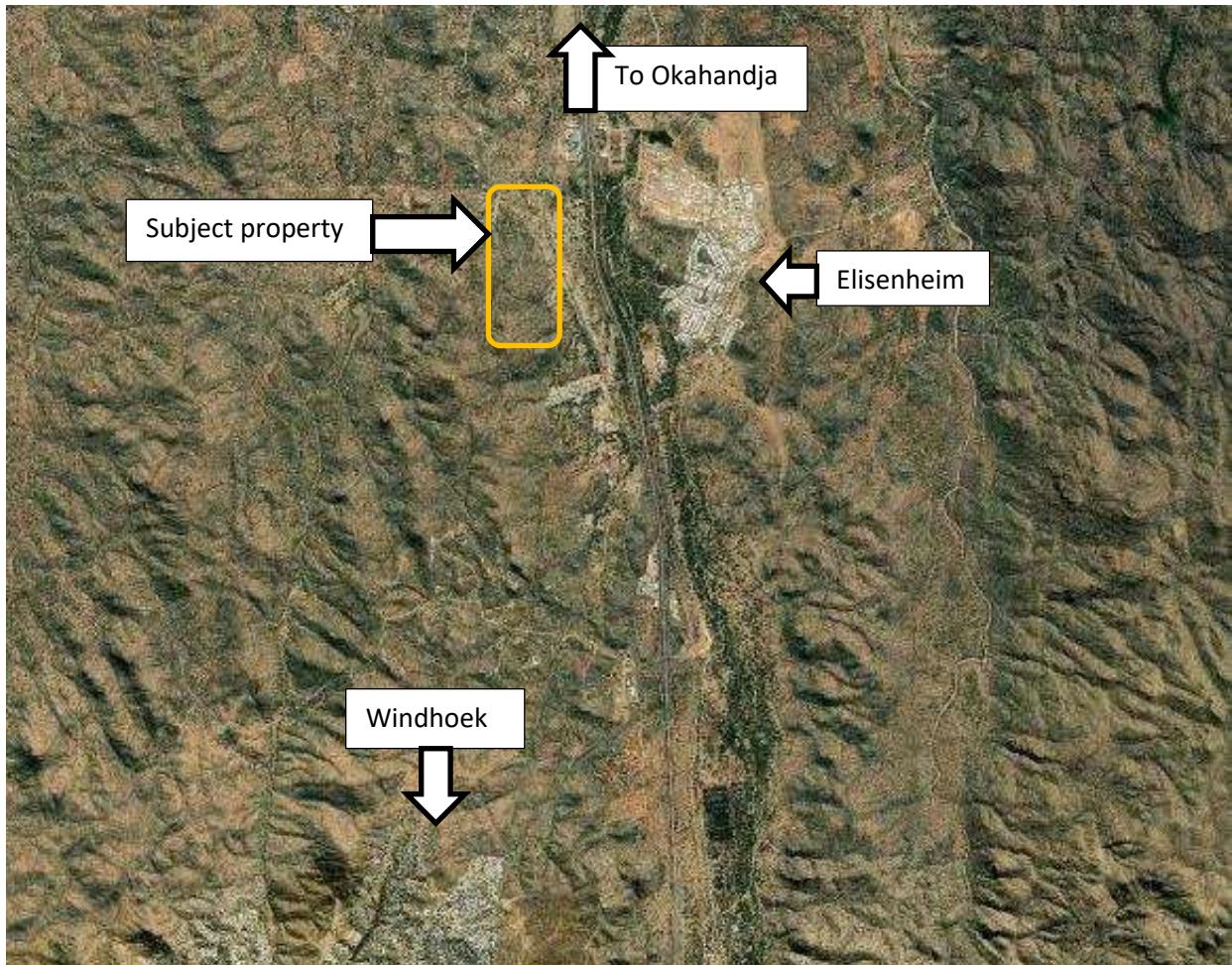


DESCRIPTION OF LAND

1. LOCATION

The plot is situated north of Windhoek in the Nubuamis and Brakwater area, about 10 km north of Windhoek. Turn west at the Elisenheim off ramp, to continue north on the tarred service road. Turn west onto the gravel road at the Brakwater Flats sign, and enter the subject property, at the first turnoff on your left.

LOCATION MAP



1. TOPOGRAPHY AND LAND USES

The plot has mountainous land, but even though only about 30% - 40% is level, there is enough even land to build a house.



SERVICES

The following services is available

- Nam Power three phase electricity
- One borehole equipped with an electric pump and NamWater water

DESCRIPTION OF IMPROVEMENTS

The property has three main houses on the premises. The houses are standard brick constructions with plastered- and painted walls, IBR and clip-lock roofing, herculite ceilings, aluminum- and steel window- and door frames, ceramic tile, and laminated flooring.

1. OLDER DWELLING: 318 m²

The building comprises of two lounges, two kitchens and dining areas, a family room (fireplace), a TV-room, a scullery, a laundry, five bedrooms, two shower-toilet bathrooms - one of which is en-suite - and an en-suite bath-toilet.

2. NEWER DWELLING: 235 m²

This building consists of three bedrooms, a lounge, a kitchen, a shower-bath, an en-suite shower-toilet, and two separate toilets.

3. ADMINISTRATION BLOCK: 318 m²

The building consists of a kitchen, a dining room, a lounge, a scullery, three bedrooms, a shower-toilet, a full bathroom, and a separate toilet. Attached are rooms used as classrooms.

4. GARAGE: 52 m²

The automated garage is attached to the newer dwelling.

5. OUTBUILDINGS: 100 + 163 m²

The first is a garage with a kitchen and the second is a garage. They are both used as classrooms.

6. BASEMENT: 72 m²

The basement is an office with a bathroom. It is part of the administration block.

7. BRAAI STOEP: 75 m²

The braai stoep is attached to the newer dwelling.

8. STOREROOM: 20 m²

9. CONTAINERS: (3m x 12m = 36m²) x 16 units

The containers are used as classrooms. They have laminate flooring and electricity.

10. MINORS

Boundary fencing and wall	220,000
Solar Geyser	30,000
Alarm systems	50,000
Water tanks	180,000
Carports	160,000
Paving	80,000
Swimming pool	120,000

CONDITION OF IMPROVEMENTS

The improvements are in a satisfactory condition, though general maintenance is needed in the main dwelling and administration block. The roof of the newer dwelling needs fixing.

MARKET VALUE

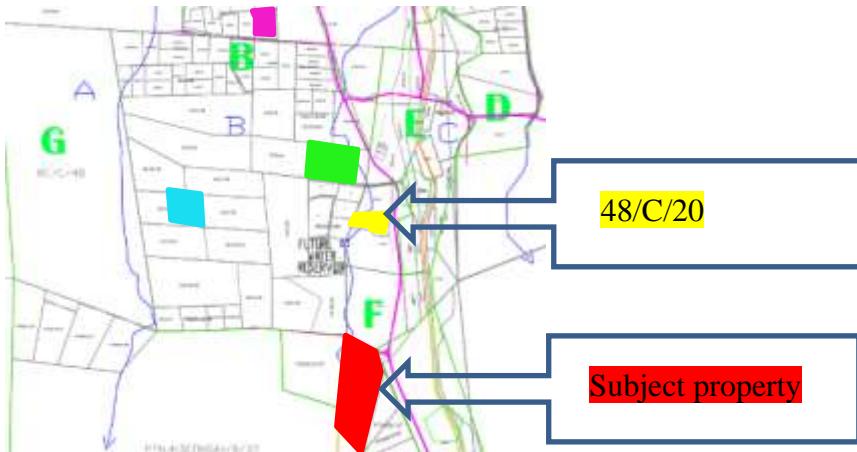
Market value is defined as “the estimated amount for which a property would exchange on the date of valuation, between a willing buyer and a willing seller in an arm’s length transaction after proper marketing, wherein the parties had each acted knowledgeably, prudently and without compulsion”.

SALES COMPARISON METHOD

The Sales Comparison Approach consists of comparing the subject property with sales of similar properties that have sold. It is based upon the principle of substitution and implies that a prudent investor will not pay more for an existing property than he will to buy an identical substitute property. Physical characteristics such as zoning, site location, access, land size, shape of earth, topography, drainage, nature of structure, quality and condition, age, features, problems, and orientation are factors that are considered to establish a comparative market value. This report does not provide for a quantities grid, but rather for a demonstrative listing and qualitative remarks.

Comparable Sales

Title Deed	Plot	Size (ha)	Date	Price N\$	N\$/ha
T06714-6/2018	48/C/20 Brakwater	33.0166	08/10/2018	6,541,667	198,133
T08096/2018	48/61/478 Brakwater	5.0059	29/11/2018	900,000	179,788
T09018/2018	48/43/462 Brakwater	5.1472	14/12/2018	2,400,000	466,273
T08553/2018	48/315/62 Brakwater	7.5548	06/12/2018	3,667,500	485,453
T01771/2019	48/182/48 Brakwater	5.0152	03/04/2019	3,900,000	777,636
T02365/2019	48/61/485 Brakwater	5.5673	26/04/2019	750,000	134,715
T04895/2019	48/31/33 Brakwater	25.0002	31/07/2019	800,000	32,000



48/C/20: MB 275, Fl 175, G 170, Workshop 75, Close to tarred road.

48/61/478: Vacant.

48/43/462: Vacant, far away from the tarred road.

48/315/62: MB 470, G 143, Workshop 774; reasonable distance from tarred road.

48/182/48: MB 136, Fl 77, G 51, OP 55 Average finishes, average maintenance, far from tarred road.

48/61/485: MB 209, G 64, OP 92 Need some maintenance, average finishes, far from tarred road.

48/31/33: MB 340, G 40, Fl 375, Fl 494, Store 110; on the tarred road, further north.

ANALYSIS OF SALES

The first sale compares best with the subject property, as it has the largest land of all the sales, slightly smaller than the subject property. However, this erf is relatively flat, compared to the subject property that is mostly mountainous and restricted as far as future development goes, therefore the first sale is similar location, with 95% of the land good for development. With a TBA of 695m² on the first comparable sale and 1 160m² TBA on the subject property, the subject property has almost double the size of improvements.

At N\$ 6,541,667, the first sale was also the highest sale in the area the last year or more. It is expected that the subject property will sell at a higher price, as the land is larger, situated closer to town and has larger improvements.

VALUATION

Description	Size m²		Rate		Amount	
Older dwelling	318	m ²	x	8,000	p.m ²	=
Newer dwelling	235	m ²	x	8,500	p.m ²	=
Administration block	318	m ²	x	8,000	p.m ²	=
Garage	52	m ²	x	4,750	p.m ²	=
Outbuildings	263	m ²	x	5,500	p.m ²	=
Basement	72	m ²	x	3,000	p.m ²	=
Braai stoep	75	m ²	x	3,500	p.m ²	=
Store	20	m ²	x	6,000	p.m ²	=
Pre-fab rooms	16	m ²	x	150,000	p.u	=
Minors						N\$ 840,000
Value Before Market Factors (VBMF)						N\$ 12,617,500
Market Factors		@	25	%	-	N\$ 3,154,375
Value After Market Factors						N\$ 9,463,125
Land value						N\$ 5,000,000
					Total:	N\$ 14,463,125
Market Value					Say:	N\$ 14,460,000
<i>VBMF Plus 15%</i>		@	15	%	+	N\$ 1,892,625
Insurance Value						N\$ 14,510,125
Forced Sale Value						N\$ 11,568,000

RECOMMENDED MARKET VALUATION

The valuation recommends a market value of **N\$ 14,460,000.00** (Fourteen Million and Four Hundred and Sixty Thousand Namibian Dollars).

GENERAL COMMENTS

I valued the property in its existing state. I have not undertaken any structural surveys of the buildings, nor have I arranged for tests or inspections to be conducted on any service installation or systems or any components that requires maintenance or renovations. My reference to such only covers the obvious. My valuation assumes that the services are in a satisfactory condition and that all building plans are up to date and approved by the municipality. This valuation does not corroborate adherence to restrictions set by statute or deed or contract in respect of surveyed boundary lines, building line setbacks from the curb, boundary line set offs, or compliance to flood lines within flood hazard areas. This valuation may not be used for litigation purposes without my written permission. You are invited to examine the numerical - and factual data and respond with remarks and queries within 7 days.



P.J.J. Wilders

Date: 15 April 2020

	
Entrance to main dwelling	Main Dwelling (MD): Front view
	
MD: Living area	MD: Living area
	
MD: Kitchen	MD: Bedroom

	
Newer Dwelling (ND): Entrance	ND: Living area
	
ND: Kitchen	ND: Bedroom
	
ND: Bathroom	ND: Braai porch



Administration Block (AB): Front view



AB: Living area



AB: Kitchen



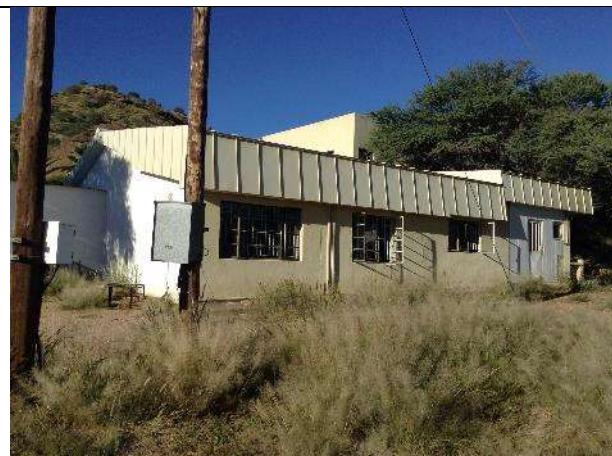
AB: Scullery



AB: Bathroom



AB: Bathroom



Out building



Prefabricated rooms



Maintenance needed



Maintenance needed



Maintenance needed



Maintenance needed