

Executive Summary

INFORMATION ABOUT VALUATION STUDY		
REPORT TYPE	Standart	
PROPERTY STATUS	Full share	
THE PURPOSE OF VALUATION	The subject properties are in REIT (Real Estate Investment Trust) portfolio.	
SPECIAL ASSUMPTIONS	Within the framework of the valuation study, no assumptions were made in the direction of customer demand.	
LIMITATIONS	No limitation has been brought by the client during the appraisal work.	
CUSTOMER REQUEST	No request have been introduced by the customer during the appraisal work.	
INFORMATION ABOUT THE MAIN REAL ESTATE		
FULL ADDRESS OF PROPERTY	Güzeltepe Neighborhood Sedat Simavi Street Number: 48 Çankaya/ Ankara	
TITLE DEED INFORMATION	Ankara province, Çankaya district, Güzeltepe neighborhood, Section 5405, Parcel no: 13	
LAND SURFACE	631,00 sq m	
ZONNING STATUS	Legend: Housing	H _{max} : 4 floors
HIGHEST AND BEST USAGE	Building	
INFORMATION ABOUT STRUCTURE		
MAIN REAL ESTATE	Number of independent sections: -	Year of construction: 1986
	Number of floors above road elevation : 4	Number of floors under road elevation: 1
	Parking Capacity: 8 vehicle	Elevator Capacity: 1 piece
CURRENT FUNCTIONS	Office	
CONSTRUCTION AREA	Total Construction Area	1.678 sqm (Legal Status)
FINANCIAL INDICATORS		
CAPITALIZATION RATE	8,50%	
TURNAROUND TIME	11,7 year	
BUILDING UNIT VALUE	5.300 TRY/ sq m	

BUILDING UNIT RENTAL VALUE	37 TRY/ sq m/ month
INFORMATION ABOUT VALUATION	
USED APPROACH	Market Approach
VALUATION DATE	29.12.2020
MARKET VALUE (VAT EXCLUDED)	8.895.000.-TRY
MARKET VALUE (VAT INCLUDED)	10.496.100.-TRY
MARKET RENT (VAT EXCLUDED)	60.000.-TRY
MARKET RENT (VAT INCLUDED)	64.800.-TRY

Assistant Appraiser
Tuğçe Nur YILDIZ

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