

1-Sample Valuation - Maisonette

Three bedroom master ensuite double storey house with SQ in a large gated community

COST APPROACH				MARKET APPROACH	
Description	Area	Rate	Value		
	sq.ft	Kshs.per sq.ft	Kshs		
Main house	1,760.00	4,000	7,040,000	8,250.00	14,520,000.00
Add Land (acres)- Assume	0.11		6,000,000		
Total			13,040,000		
Add Profits		15%	1,956,000		
			14,996,000		
		call	15,000,000	Call	14,500,000

INCOME APPROACH			
Monthly rent		45,000	
12 months		540,000	
YP	4%	25	
		13,500,000	
	Call		13,500,000

Market Value			14,500,000
Forced Sale Value		90%	13,000,000
Insurance Value	RC	8,000,000	
	loss of rent @ 50,000 for 18 months	810,000	8,810,000

Comparables

Source	Hass Consult				
	Built-up Area	Sales as at 36.06.2012	Value per Sq.ft.	Rent	Yield
3BR-Camellia	1,766.00	14,500,000.00	8,211	45,000.00	3.72%
4BR-Olive	2,001.00	16,500,000.00	8,246	60,000.00	4.36%
4BR-Ivy	2,464.00	18,500,000.00	7,508	75,000.00	4.86%