

Investment Property Valuation Report

Property Address:

123 Main Street, Cityville, State, ZIP

Report Date: 22 June 2024

Valuation Reference #: VAL-2024-0192

Owner: John Doe

Contact: johndoe@email.com | (555) 123-4567

Valuer: Jane Smith, MRICS

Company: Valuations Ltd.

1. Property Details

Type	Residential Apartment
Lot / Title	Lot 15, DP 1000591
Land Area	700 sqm
Building Area	120 sqm
Year Built	2016
Current Use	Leased to tenants

2. Tenancy Information

Tenant	Lease Term	Rent (per month)	Expiry
Mr. & Mrs. Tenant	24 months	\$1,800	30 Sep 2025

3. Valuation Approaches Applied

- Direct Comparison Method:** Analysed comparable sales in the local area.
- Income Capitalisation Method:** Based on current rental income and market yields.

4. Market Evidence

Address	Sale Date	Sale Price	Comments
45 Sample St	Jan 2024	\$510,000	Similar area and size
12 Example Ave	Feb 2024	\$540,000	Slightly larger, better outlook

5. Valuation Summary

Method	Value
Direct Comparison	\$520,000
Income Approach	\$515,000
Adopted Value	\$520,000

6. Assumptions & Conditions

- The property is assumed to be free from encumbrances unless otherwise stated.
- Valuation is based on information provided and inspection undertaken.
- No allowance has been made for contamination or environmental issues unless noted.

7. Certification

I certify that this report has been prepared in accordance with relevant professional standards and ethics.

Signature: _____

Date: 22 June 2024

Name: Jane Smith, Certified Valuer

Company: Valuations Ltd.

Important Notes

- This valuation is for the exclusive use of the instructing client for the stated purpose.
- Market conditions may change and affect the value conclusion in this report.
- The report does not constitute a structural survey or legal advice.
- Reliance on this report by third parties is not recommended without express consent from the valuer.