

Executive Summary

INFORMATION ON VALUATION STUDY		
RAPORT TYPE	Standard	
OWNERSHIP STATUS	Full ownership	
VALUATION PURPOSE	Use in independent audit report	
SPECIAL ASSUMPTIONS	In this study, there are no special assumptions.	
LIMITATIONS	In this study, there are no limitations.	
CUSTOMER REQUEST	In this study, there are no special customer request.	
INFORMATION ABOUT THE MAIN REAL ESTATE		
OPEN ADRESS OF PROPERTY	Alkent 2000 Neighborhood Yeditepe Street No:3 Büyükçekmece/İstanbul	
TITLE DEED INFORMATION	İstanbul province, Büyükçekmece district, Akçaburgaz Neighborhood Çakmaktarla Sırtköyaltı Baldıran Site, 180 block, 1 lot, 10 Blok, independent sections 1-2-3-4-5-6-7-8-9-10	
LAND SURFACE	24.935 sqm	
ZONING STATUS	Legend: REsidential Area BCR: 1,00 FAR: 0,25 H _{maks} : 2 Floors (6,50 m) Legend: Residential Area BCR: 0,15 Far: - H _{maks} : 2 Floors (6,50 m) (Long Distance Conservation Area)	
OPEN ADRESS OF PROPERTY	Housing (According to the plan notes, commercial use is also allowed to meet the need in the parcel, not exceeding 3% of the total construction area.)	
INFORMATION ABOUT THE BUILDING		
MAIN PROPERTY	Independent section number: 149	Year of construction: 1997
	<u>Shop:</u> Number of floors above road level:1 Number of floors below road level:1	<u>Housing (100 + 48 independent sections):</u> Number of floors above road level: 4 Number of floors below road level:1
	Parking Capacity: -	Elevator Capacity: 4 units (A3 Block) 5 units (A5 Block)
	USE OF PROPERTY	Residential, Shop

CONSTRUCTION AREA	Total Construction Area	32.425,55 sqm
	Total Construction Area Excluding Parking Lot-Shelter	-
	Total Construction Area Above Road Level	-
FINANCIAL INDICATORS		
CAPITALIZATION RATIO	%5,50	
YEAR'S PURCHASE	~18 Years	
UNIT MARKET VALUE	39.000-44.250-TL/sqm	
UNIT RENTAL VALUE	185-200-TL/sqm/month	
INFORMATION ON VALUATION		
USED APPROACH	Income Approach	
VALUE DATE	29.12.2022	
MARKET VALUE (VAT EXCLUDED)	32.705.000.-TL	
MARKET VALUE (VAT INCLUDED)	38.591.900.-TL	
RENTAL VALUE (VAT EXCLUDED)	150.000.-TL	
RENTAL VALUE (VAT INCLUDED)	177.000.-TL	