

Executive Summary

INFORMATION ON VALUATION WORK		
REPORT TYPE	Standard	
PROPERTY STATUS	Right of construction (block no. 260 lot no. 1), Full ownership (block no. 260 lot no. 3)	
PURPOSE OF EVALUATION	In order to be used in the independent audit report	
SPECIAL ASSUMPTIONS	There is not any special assumption within the scope of the appraisal study.	
RESTRICTIONS	There are no restrictions in the valuation study.	
CUSTOMER REQUEST	There is no customer request outside the extent of work.	
INFORMATION ABOUT THE MAIN PROPERTY		
ADDRESS	Kayaköy Neighborhood, Belen Street No:132/1 and 132/2 Fethiye/Muğla	
DEED REGISTRATION	Muğla province, Fethiye district, Kaya Neighborhood, Kalemler Koyu location block no. 260 lot no. 1 Muğla province, Fethiye district, Kaya Neighborhood, block no. 260 lot no. 3	
TOTAL AREA OF THE LAND	84.762,40 sq m (block no. 260 lot no. 1) 10.128,09 sq m (block no. 260 lot no. 3)	
ZONING STATUS	Legend: Tourism Facility Area FAR: 0,30 H _{max} : 18,50 m	
MOST EFFICIENT AND BEST USE	Hotel	
INFORMATION ABOUT THE PROJECT		
REAL PROPERTY	Number of buildings: 16	Construction year: 1991
	Number of floors above the road elevation: 6	Number of floors below the road elevation: 1
	Car park capacity: Open park	Elevator Capacity: 2 horizontal elevators
EXISTING FUNCTIONS	Hotel	
CONSTRUCTION ZONE	24.289,00 sq m	
FINANCIAL INDICATORS		
REDUCTION RATE	%11,00 (In case of Owner's Operation)	%9 (According to Alarko GYO's rental contract)
HOTEL AVERAGE BED PRICE	220 USD/night	
INFORMATION FOR ASSESSMENT		



APPROACH USED	Income Approach
VALUE DATE	29.12.2022
MARKET VALUE (VAT EXCLUDED)	2.619.180.000.-TL
MARKET VALUE (VAT INCLUDED)	3.090.632.400.-TL
MARKET RENT (VAT EXCLUDED)	162.420.000.-TL
MARKET RENT (VAT INCLUDED)	191.655.600.-TL

This page and before page are an integral part of this appraisal report and can not be used independently with the detailed information in the report.

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