

BC Assessment - Commercial Income Property Value Summary (Actual)

* Actual Values are Subject to Change *

Roll # 99-799-BRIANG.002

Location 54321 SOMEWHERE Blvd ZETU CREEK Z4Y 3X2 - Dummy Test Jurisdiction (799)

Lot Size (Effective) 6 Acres

No photo exists for this Folio

No sketch exists for this Folio

Description Warehouse, Distribution
Pred Building Year Built 2016
Pred Building Quality Average
Pred Building Effective Year 2016

Income Valuation

Building ID 355002 Distribution Warehouse
Income ID 373847

Unit	Unit of Measure	# Units	Rent	Gross Income	Vacancy	Expense	NOI Value
1402 - WAREHOUSE	IND GLA	100000	\$8.00	\$800,000	10.00%	10.00%	\$648,000
Total NOI Value							\$648,000
CAP Rate							10.00%
Income Value							\$6,480,000
Subtotal							\$6,480,000
Excess Land Value							\$0
Excess Residential Building Value							\$0
Legislated Improvement Value							\$0
Total Market Value							\$6,480,000

Land Valuation

Component No.	Zoning	Dimension	Rate	Component Value	Excess Value
1	AT	6.000 Acres	\$350,000.00/Acres	\$2,100,000	
Total Land Value					\$2,100,000

Actual Land Values (Roll Year 2019)

PC	ExTx	Value	Override Value	Actual Value
06	00	\$2,100,000		\$2,100,000
				\$2,100,000



This information is obtained from various sources and is determined as of specific dates set out in the Assessment Act. As a result, BC Assessment cannot warrant that it is current or accurate, and provides it for your convenience only. Use of this information without verification from original sources is at your own risk.

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 Roll Year 2019

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Actual Improvement Values (Roll Year 2019)

PC	ExTx	Value	Override Value	Actual Value
06	00	\$4,380,000		\$4,380,000
				\$4,380,000

Total Actual Value \$6,480,000

Sales: (includes the last three transfers recorded at the Land Title Office and may include non-arms length or questionable sales)

#1 A SINGLE IMPROVED SALE occurred on 03-07-2015. This was a CASH SALE and the price was 6,000,000.

The document # is: 546123X.

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