



ARTHOCK PROPERTY SERVICES (Pty) Ltd.

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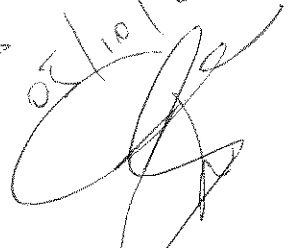
Reg. NO: 2014/1460

REDEFINING PROPERTY SOLUTIONS



**VALUATION REPORT- PLOT No. 13282-744 MAPELENG, MASERU
URBAN AREA.**

OWNER: JAKOTE JOSEPH LEJAHA

APPROVED 05/10/2020


We are pleased to submit the fair market valuation report on plot No. 13282-744, situated at Mapeleng, Maseru Urban area.

The general information pertaining to the said property is presented below:

1. Date of Inspection: 15 th September 2020
2. Date of Valuation: 15 th September 2020
3. Date of Transaction: 2020
4. Lease No.: 13282-744, situated at Mapeleng, Maseru urban area.
5. Registered on: 20 th August 2008.
6. Lessee: Jakote Joseph Lejaha.
7. Plot size: 537m ²
8. Type of property: Residential
9. Annual Ground Rent: M-
10. Issue Date:
11. Site Attributes: Partially fenced with concrete brick wall and 1.3 m high diamond mesh wire, loam soil, rectangular shape, very small.
12. Occupation Status: Occupied by tenants.
13. Description of Improvements: One main building containing seven double rooms.
13.1 Accommodation: Seven double rooms.
13.2 External building materials: Plastered concrete blocks walls, flat CIS roof cover, timber door, steel casement windows.
13.3 Interior finishes: Concrete floor, water paint walls, no ceilings.
13.4 Gross built area: 189m ²
13.5 Year of construction/age: Old
13.6 Built status: Complete.
13.7 Condition: Internal and external maintenance required.
13.8 Improvements made by: Transferor.
14. Access: Unpaved road.
15. Location: Mapeleng, Maseru urban area.
16. Neighbourhood: An older part of Mapeleng village with visible signs of underdevelopment. Predominantly rental units. Area is heavily built-up with no planning in place. Environment is filthy with unclean surroundings.
17. Utility Services: Water and electricity connected on site.
18. Social Amenities: Corner shops, Guest houses, church.
19. Area Classification: D
20. Marketability: Not appealing to potential buyers except local residents only.
21. Valuation method: Comparison method.
22. Opinion of Value amount: TWO HUNDRED AND SIXTY-FOUR THOUSAND MALOTI (M264,000.00).

DECLARATION:

I, Letele Mosae, declare that I personally inspected the property on 15th September 2020 and that I have no direct or indirect interest in the said property and all the information furnished here is true and correct to the best of my knowledge and belief; which is based on the documents and information provided by the Lessee and data collected from the field.

Letele Mosae

Estate Valuer

Signed... *[Signature]*

Date... 17/09/2020

Estate Valuer- B.A. (N.U.L.), M.A. (Carleton), Mphil-Housing U.C.T.), DIAPP (CPMD), CEA (EAABSA), Facilities Management (UFS), Commercial Property Management(UCT), Certified Property Manager (CPMD), Sectional Titles Management (UCT), Sectional Titles Transactions (UCT), Sectional Titles Specialist Estate Agent (UCT), Sectional Titles Trustee (UCT), Land Admin (ITC), Member - Lesotho Institute of Valuers.

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LOCATIONAL MAP

