HEID Immobilien GmbH
Ziegelstr. 25
69190 Walldorf
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Brief Valuation Report

Summary

Address:	Sample Street XX in ZIP Sample City
Property Type:	Multi-Family House
Residential Units:	5
Living Area approx.:	265.00 m²
Property Inspection Date:	20.01.2025
Valuation Date:	20.01.2025
Quality Reference Date:	20.01.2025
Inspection Scope:	Interior and exterior inspection

Market Value:	635,000.00 €

HEID Immobilien GmbH
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Client

John Doe
Sample Street XX
ZIP Sample City

Order dated: 10.01.2025

Contractor

HEID Immobilien GmbH
Ziegelstraße 25
69190 Walldorf

Contact Person:
Jane Doe
Personally certified expert for the valuation
of developed and undeveloped properties

Real Estate Valuation

according to DIN EN ISO/IEC 170XX:20XX

- Real Estate Valuations
- Mortgage Lending Value Assessments
- Financial, Commercial and Tax Law Valuations
- Valuations in Connection with Guardianship Matters

Personally certified and monitored
by SVG Euro-Zert GmbH
Certification Number: ZN-2024-1X-XX-32XX
valid until January 2030
Certified Expert (DIN EN ISO/IEC 170XX:20XX)

Summary

Brief valuation of the market value for the following valuation object:

File Reference:	2025 KWG XX X3
Property Type:	Multi-Family House
Year of Construction:	1935
Area approx.:	265 m²
Purpose of Valuation:	Sale of the Property
Valuation Object Address:	Sample Street XX, ZIP Sample City
Federal State:	Sample Federal State
Valuation Date:	20.01.2025 - corresponds to the Quality Reference Date

Land Value (approx.):	635,000.00 €
Income Value (approx.):	635,000.00 €
Market Value (approx.):	**635,000.00 €**
Income Value (excl. land value):	6,681.00 €
Gross Income Multiplier (GIM):	
Net Income Multiplier (NIM):	
Comparison Factor (excl. land value):	

Table of Contents

1. Introduction

1.1 Assignment

Client of the Valuation:	John Doe Sample Street XX ZIP Sample City
Owner of the Valuation Object:	Community oh heirs after John Doe - Sample Street XX, ZIP Sample City
Purpose of Market Value Assessment:	Sale of the Property
File Reference:	2025 KWG 0X XX
On-Site Appointment:	21.01.2025

Valuation Date / Quality Reference Date

The valuation date is defined as the point in time to which the valuation refers with regard to the value level. The value level (general value conditions) is determined by the totality of circumstances relevant to price formation of properties in ordinary business transactions on the valuation date, as well as by the general economic situation, conditions on the capital market, and the economic and demographic developments of the area.

The quality reference date is the point in time to which the relevant condition of the property for the valuation refers.

In the present case, the quality reference date corresponds to the valuation date.

Valuation Date:	20.01.2025
Quality Reference Date:	20.01.2025

1.2 Notes on Scope

This brief real estate valuation serves as an approximate determination of the market value of the property and is not a market value assessment pursuant to § 194 German Building Code (BauGB). It serves exclusively for the approximate determination of the market value for the client. It is based on the calculation according to the Real Estate Valuation Ordinance (ImmoWertV) and the Valuation Guidelines (WertR).

The expert does not conduct any investigations that would result in damage or destruction of building components. Therefore, this valuation is not a building substance assessment, which is why information about non-visible building components is based on information received, documents provided, or the assessment of the undersigned expert. The findings were carried out through visual inspection and on a spot-check basis. Due to furnishings, vegetation, etc., concealed building components may therefore exhibit construction defects that were not recorded. The construction defects and building damage listed in the report may therefore not be complete and remain non-binding.

No hazardous material diagnostics regarding the installed building materials or indoor air pollutants were conducted as part of the market value assessment.

No technical investigation of any construction defects or building damage was carried out. The valuation object was not examined for hidden or concealed defects. Within the scope of the valuation, only construction defects or building damage identified through visual inspection are considered. Since no building component openings were made, the extent of actual damage or defect can only be determined through a detailed, separate damage assessment, which is not part of this market value report.

With older drinking water pipes, flow cross-section reductions due to corrosion and deposits are possible. With older wastewater pipes made of cast iron and metal, leaks due to corrosion may exist.

Drainage systems on the property, such as drains, sewage and rainwater pipes, may be damaged by deposits, mechanical damage, root infiltration of vegetation, ground settlement, etc.

For older buildings, without comprehensive hazardous material analysis, it cannot be ruled out that installed building materials may contain harmful substances. In older buildings, asbestos-containing materials (facade panels, roof tiles, pipes, insulation materials, night storage heaters, floor coverings, etc.), chemicals in and on wood construction materials (wood preservatives, DDT, PCB, lindane, flame retardants, formaldehyde, impregnations, adhesives, etc.), older mineral fiber insulation materials, lead/asbestos pipes for drinking water lines, biocidal coatings, outgassing plastics and tar-containing construction materials were installed in the past decades, among other things. Furthermore, in interior spaces, airborne respirable dust, fine dust particles, outgassing from furniture or materials, plasticizers, allergen-releasing substances, unhygienic air from the heating or ventilation system, etc. may be present.

Contamination from toxic substances, mold spores and fungi, as well as pest infestation from dust mites, fleas, lice, ticks, rodents, etc., is also possible in non-visible cavities. Without well-founded and verified hazardous material diagnostics by a separately commissioned expert, health-hazardous contamination cannot therefore be ruled out.

The load-bearing wooden structural components could not be fully inspected as they were covered by cladding and the building construction or rooms were not accessible. The load-bearing wooden construction of the building such as roof, ceilings, floors, etc., may therefore have been sustainably damaged by animal or plant wood pests.

No investigation of the land for contaminated sites was carried out. It is assumed that there are no adverse properties that would impair the value of the land. It cannot be ruled out that building components and pollutants reducing the market value (construction rubble, cesspits, foundations, pile foundations, tank installations, bunkers, ammunition, pipes, chemicals, oils, fats, contaminated gravel, etc.) or vegetation reducing the market value in the ground (giant hogweed, bamboo rhizomes, toxic plants, etc.) may be present in the ground of the property that have not become known.

It was assumed without verification that there are no building materials, no structural components, no properties of the land and ground that would impair sustainable usability or endanger the health of occupants or users.

During the on-site inspection, no dimensional checks, soil investigations, and no functional tests of building services or other systems were conducted. Unless otherwise indicated, functionality is assumed. No samples were taken from the building structure or from its inventory for technical or chemical investigations.

No investigation was conducted regarding the payment of taxes, fees, or other public charges. It is assumed that all amounts were paid by the valuation date.

The information on areas and room dimensions was taken from the available documents. A spot-check verification for compliance with DIN 277 and the German Living Space Ordinance (WoFlV) was carried out. The areas and rental income stated in the report are identified exclusively for market value determination and cannot be used for other purposes (rental, financing, etc.).

The excerpts used for illustration in the report from the most diverse reference sources (building files, land register extracts, documents from credit institutions, from owners, etc.) do not have to be authentic but may show significant deviations from the actual condition and structural properties. Verification or correction of the illustrations with the actual building construction of the object was not part of the assignment.

The floor plans, sections, or other illustrations and textual information shown in the report as excerpts may therefore contain representations and information that do not correspond to the actual circumstances.

Fixtures (built-in kitchens, etc.) or other objects serving individual living (awnings, fireplaces, garden furniture, planters, garden house, etc.) shown in photos are not part of the market value assessment unless these parts are explicitly listed in the valuation.

For commercial properties, existing business equipment (chairs, tables, cabinets, decorations, kitchen equipment, etc.) and machines are not part of the market value assessment if these were installed by the tenant. In the case of consideration as essential components or as accessories, these are listed separately.

The present valuation assumes freedom from defects insofar as such defects and damages may exist, which may lead to significant deviations from the values determined here. These defects and damages would need to be examined by special experts.

For the valuation, assumptions may have been made from the documents, information, and inquiries as applicable. Should these prove to be inaccurate or outdated, the report is to be clarified or supplemented accordingly.

The extent to which all existing structural facilities are approved under building law and whether the requirements associated with the building permit (structural stability, fire protection, thermal insulation, sound insulation, environmental protection, workplace guidelines, etc.) have been implemented and complied with was not examined as per the assignment.

Use for non-personal or commercial purposes and public reproduction is only permitted with the approval of the competent authorities, the surveying and cadastral authority, and the expert.

The report has no effect vis-à-vis third parties. The inclusion in the scope of protection of a third party is expressly excluded. Liability towards third parties, for example buyers of the house, is hereby expressly not assumed.

2. Location

Federal State:	Sample Federal State
City / Town:	Sample City
Population:	approx. X.X million
Transport Connections:	Metro Sample Name, Bus Lines, Near Highway A X
Nearest Cities:	Sample City A, Sample City B, Sample City C
Facilities:	Sample Name Shopping Center, Hospital Sample Name, Sample Name B Shopping Center
Schools:	Sample Name High School, Sample Name Elementary School Sample Name, Sample Name District School
Nearest Airport:	Sample Name Airport in Sample City, approx. XX km away.
Nearest Hospital:	Sample Name Clinic - Sample City, approx. X km away.

Sample City is a significant economic and cultural center in the north of the country. The city is located at Sample Name and is known for its large *economic sector*, which is considered one of the most important transshipment points in Europe. *Sample Name* is located in the district *Sample Name*, which is in the *Sample District* within *Sample County*. Sample District is an upscale residential area that is characterized by its green surroundings and proximity to *Sample Name*. The location offers an excellent connection to the *Sample City* city center, which is about X kilometers to the south. The surrounding area is characterized by single-family homes, villas, and modern residential complexes embedded in spacious plots. The district is known for its high quality of life and proximity to numerous recreational areas. The *Sample Street* itself is one of the main traffic arteries of the district and offers a direct connection to the surrounding districts and to the city center. The infrastructure in *Sample District* is excellently developed, with numerous shopping opportunities, restaurants, and cafés along the main streets. The Alstertal Shopping Center, one of the largest shopping centers in *Sample City*, is only a few minutes away and offers a variety of shops and services. The connection to public transportation is also very good, with several bus lines and thew metro station *Sample Name*, which enables a quick connection to the *Sample City* main train station and other parts of the city. Overall, the location at *Sample Street* offers an ideal combination of urban comfort and proximity to nature, making it a sought-after residential location for families and professionals.

Economic Development:

Sample City is one of the economically strongest regions in Germany and plays a central role in national and international trade. The *Economic Sector* is the largest economic sector in Germany and one of the most significant *Industrial Areas* worldwide, which gives the city a key position in global goods traffic. In addition to logistics, *Sample City* is also an important location for the *Sample Industry*, with companies like *Sample Name* maintaining large production facilities here. The city is also an important financial center with numerous banks and insurance companies based here. The service sector, particularly in the areas of media, IT, and creative industries, is also strongly developed. *Sample City* has developed into a center for start-ups and innovative companies in recent years, which is supported by incubators and funding programs. The city's economic development is supported by well-developed infrastructure and a high quality of life that attracts skilled workers from home and abroad. The unemployment rate in *Sample City* is below the national average, which is attributable to the stable economic situation and the diverse employment opportunities. The city continuously invests in modernization and expansion of its infrastructure to meet the demands of a growing population and economy. Overall, *Sample City* is a dynamic and future-oriented city characterized by high innovation power and economic stability.

Transport Connections:

The *Sample Street* is well connected to the transport network. The metro station *Sample Name* offers a direct connection to the *Sample City* main train station. Several bus lines operate in the area and provide connections to the surrounding districts. The highway A X is reachable via the BXXX in about XX minutes, enabling quick access to the regional road network.

Age Structure:

The age structure in Sample City is diverse, with a balanced ratio between young and older residents. *Sample District* is particularly popular with families and older people, which is reflected in a stable and well-mixed population structure.

3. Valuation Object

3.1 Buildings and Structural Facilities

Building Type

Building Type	Multi-Family House, detached
Year of Construction	1935
Basement	With Basement
Full Floors	1
Residential Units	5
Roof Type	Gable Roof, developed
Year of Construction Garage(s)	1975 estimated
Garage(s)	Garage(s) outside the building (single/ multi-car garage)

Building Area Information

Ground Floor Right (Single Entrance)	66 m² Living Area
Ground Floor Right (Left Entrance)	39 m² Living Area
Ground Floor Left	40 m² Living Area
Attic Right	62 m² Living Area
Attic Left	58 m² Living Area
Total Area:	265 m²

General Building Description

Roof Shape	The building has a gable roof.
Dormers	A dormer is built into the roof.
Terrace	There is a terrace towards the outdoor area.
External Stairs	There is an external staircase with 3 steps. Barrier-free baccess is only possible with difficulty.
Carport	A steel carport exists in the outdoor area.
Garage Door	The garage doors are designed as swing doors and are made of metal.

The building is a multi-family house that was built in 1935 and has a living area of approximately 265 square meters. It has a partial basement with one floor and a developed gable roof. The exterior facade is made of brick, which gives the building a solid and traditional appearance. The windows are evenly distributed and provide adequate light for the interior rooms. The property includes a garage that was erected in 1975 (estimated). The degree of modernization of the building is to be assessed as a medium degree of modernization, which indicates a partial renewal of the building substance and technical equipment. The property is well maintained and shows no obvious signs of decay or neglect.

Building Services

Built-in Kitchen(s):	There are built-in kitchens that are assigned to the building.
Hot Water:	Gas heating, year of installation 2018
Heating:	The property is heated by means of a gas central heating system.

The building services include a modern heating system that operates efficiently and ensures even heat distribution throughout the building. The hot water preparation is centralized and provides reliable supply. The electrical system is at an acceptable level and offers sufficient sockets and connections.

Repair Backlog / Damages

During the inspection, no construction defects, building damage, or renovation backlog could be identified that would justify an approach beyond the flat-rate depreciation. An inspection of building components that were covered in any form or were not freely accessible was not carried out. Accordingly, no comprehensive condition report can be made regarding such parts.

Barrier-Free Accessibility

The building is not barrier-free.

Energy Efficiency / Energy Certificate

The building physics and energy properties are assessed as requiring improvement in various areas. It is assumed that the building physics and energy properties otherwise correspond to the regulations and standards applicable at the time of construction. However, no investigations/inquiries were conducted in this regard by the undersigned. An energy certificate is available (see Appendix).

4. Choice of Method and Justification

The choice of the valuation method or valuation methods depends on the subject of the valuation and must be justified according to §6 ImmoWertV.

Based on ordinary business transactions, the yield or corresponding savings potential is decisive for the valuation object. Therefore, the general income approach is applied as the sole method for deriving the market value.

5. Land Value

5.1 Basis of Land Value Determination

The land value is to be determined primarily without consideration of the existing structural facilities on the property using the comparative approach according to § 24 to 26 (Exception: §40 (5) ImmoWertV 2021). Instead of or in addition to comparative prices, an object-specifically adjusted standard land value may be used according to § 26 (2). If an insufficient number of comparative prices or no suitable standard land value is available, the land value may be determined deductively or in another suitable manner.

If the general value conditions are not sufficiently taken into account here, a market adjustment through market-usual premiums or discounts is required.

5.2 Determination of the Land Value

Standard Land Value

Total Area of Property:	1,167 m²
Contribution-free Standard Land Value	543/m²
Source of the Standard Land Value:	Committee of Valuation Experts for Property Values *in Sample City*

Land Value Calculation

Plot Size (1,167 m²) x Standard Land Value (543.00 €/m²)	**= 633,681.00 €**

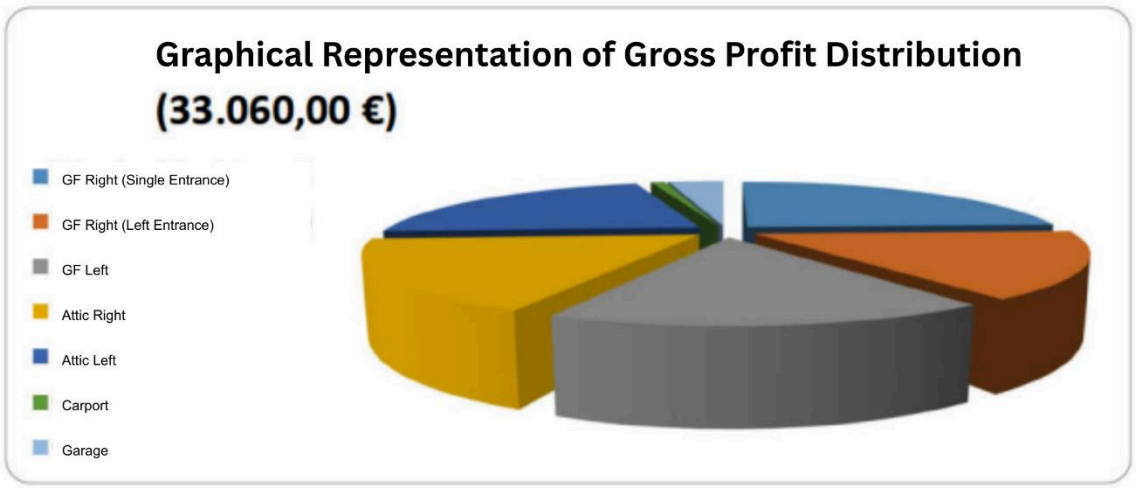
6. Income Approach

6.1 Areas and Income

Designation	Use	Period	Area	Actual Rent	Market Rent	Income/Year
GF Right (Single Entr.)	Resid. Unit	Month	66 m²	0.00 €	670.00 €	8,040.00 €
GF Right (Left Entr.)	Resid. Unit	Month	39 m²	430.00 €	440.00 €	5,280.00 €
GF Left	Resid. Unit	Month	40 m²	430.00 €	450.00 €	5,400.00 €
Attic Right	Resid. Unit	Month	62 m²	400.00 €	480.00 €	5,760.00 €
Attic Left	Resid. Unit	Month	58 m²	495.00 €	590.00 €	7,080.00 €
Carport	Other Rental	Month	-	25.00 €	25.00 €	300.00 €
Garage	Other Rental	Month	-	0.00 €	100.00 €	1,200.00 €

Annual Gross Income **33,060.00 €**

The following graphic shows the distribution of gross income among the individual rental incomes:



Operating Costs

The operating costs consist of administration costs, operating expenses, maintenance costs, and the rent loss risk, and were set at:

Total Operating Costs / Year	**6,319.20 €**

Land Value Interest / Property Interest Rate

The property interest rate was set by the competent Committee of Valuation Experts at **4.36% of the Land Value**.

Land Value 633,681.00 € x 4.36%	27,628.49 €
Land Value Interest	**27,628.49 €**

6.2 Total/Remaining Useful Life, Multiplier

Total Useful Life

The total useful life represents an irrebuttable assumption for the number of years in which the structural facilities can be economically used on average from completion. The total useful life is therefore a model quantity that serves to determine the remaining useful life.

The total useful life of the building type is set at **80 years** according to ImmoWertV.

Remaining Useful Life / Modernizations

According to Annex 2 (to §12 Para. 5 S.1 ImmoWertV), an expert assessment of the degree of modernization was made.

Thereby, **6 of 20** possible points were awarded. This corresponds to a degree of modernization **"Medium Degree of Modernization"**.

Calculation of Remaining Useful Life

The valuation object is 90 years old. Completed modernizations are taken into account via the point system according to Annex 2 (to §12 Para. 5 S.1 ImmoWertV). Thereby, **6 modernization points** were awarded based on the modernizations already carried out. An extension of the remaining useful life only comes into consideration if the relative age of the valuation object is above the relevant threshold value of the table.

According to Table 3 of Annex 2, the threshold value for 6 modernization points is 30.0%. The relative age of the valuation object (112.5%) is above the threshold value.

Since the building age exceeds the total useful life, a fictitious building age of 80 years is used for the calculation of the remaining useful life, which corresponds to the total useful life. The remaining useful life is therefore calculated from the following parameters according to Table 3 of Annex 2:

*Remaining useful life = a * Age² / Total Useful Life - b * Age + c * Total Useful Life*

This results in

*RUL = 0.6150 * 80 years² / 80 - 1.3385 * 80 years + 1.0567 * 80 years = 27 years*

The remaining useful life of the valuation object is therefore **27 years**.

Year of Construction of the Valuation Object:	1935
Total Useful Life of the Building Type:	80 years
Mathematical Remaining Useful Life:	-10 years
Remaining Useful Life due to Modernizations:	27 years

Multiplier

The multiplier is calculated from the property interest rate and the remaining useful life according to the formula:

*Multiplier = ((1 + PIR)^RUL - 1) / ((1 + PIR)^RUL * LSZ)*

PIR = Property Interest Rate, RUL = Remaining Useful Life in Years

Based on the **remaining useful life of 27 years** and a property interest rate of **4.36%**, the following calculation of the multiplier results:

*Multiplier = ((1 + 0.0436)^27 - 1) / ((1 + 0.0436)^27 * 0.0436)*

This results in a **multiplier of 15.69**.

6.3 Determination of the Preliminary Income Value

Annual Gross Income	33,060.00 €
Operating Costs	-6,319.20 €
Annual Net Income	26,740.80 €
Land Value Interest (633,681.00 € x 4.36%)	-27,628.49 €
Net Income of the Structural Facilities	0.00 €
Multiplier	x 15.69
Preliminary Income Value of Structural Facilities	0.00 €
Adjustment of Income Value of Structural Facilities	+/- 0.00 €
Income Value of Structural Facilities	0.00 €
Land Value	+633,681.00 €
Preliminary Income Value	**633,681.00 €**

7. Special Property-Specific Characteristics

Special property-specific characteristics are characteristics of the individual valuation object that deviate significantly from the usual. The special property-specific characteristics are to be taken into account separately through premiums or discounts after market adjustment if the property market assigns them an independent value influence and they were not yet recorded and considered in the previous procedure.

There are no value-relevant ***special property-specific characteristics*** present for the valuation object.

8. Market Value

Income Approach

Income Value of Structural Facilities	0.00 €
Land Value	+633,681.00 €
Preliminary Income Value	**633,681.00 €**
Special Property-Specific Characteristics	+/- 0.00 €
Market Value according to Income Approach	**633,681.00 €**

Market Value

Properties with existing development and usability are, as already mentioned, primarily traded according to the income approach. A supporting valuation method was not applied.

The market value of the property developed with a multi-family house in *Sample City, Sample Street X* is therefore estimated at:

634,000.00 €

(In Words: Six Hundred Thirty-Four Thousand Euros)

The author assures that they have prepared this market value assessment from purely objective points of view and has no subjective interest in the result of the valuation. This is an estimate based on experience and to the best of knowledge and conscience. The actual market price achievable may deviate from this to a certain extent.

Sample City, dated 21.01.2025
(Place, Date)

-Signature-
(Jane Doe)

- Stamp –

9. Liability

The contractor is only liable to the client and only for intent or gross negligence. They are not liable in cases of slight negligence. Insofar as legal topics are addressed in this document, liability is excluded to the extent permitted. The clarification of legal questions is not part of the assignment and is therefore excluded.

10. Copyright

Appendix A: Property Photos

Photo 1 - Exterior View - Sample Street XX, ZIP Sample City

Photo 2 - Garage - Sample Street XX, ZIP Sample City

Photo 3 - Garden View - Sample Street XX, ZIP Sample City

Photo 4 - Bathroom Example - Sample Street XX, ZIP Sample City

Photo 5 - Kitchen Example - Sample Street XX, ZIP Sample City

Photo 6 - Bathroom Example - Sample Street XX, ZIP Sample City

Photo 7 - Kitchen Example - Sample Street XX, ZIP Sample City

Photo 8 - Living Room Example - Sample Street XX, ZIP Sample City

Photo 9 - Basement - Sample Street XX, ZIP Sample City

Photo 10 - Heating System - Sample Street XX, ZIP Sample City

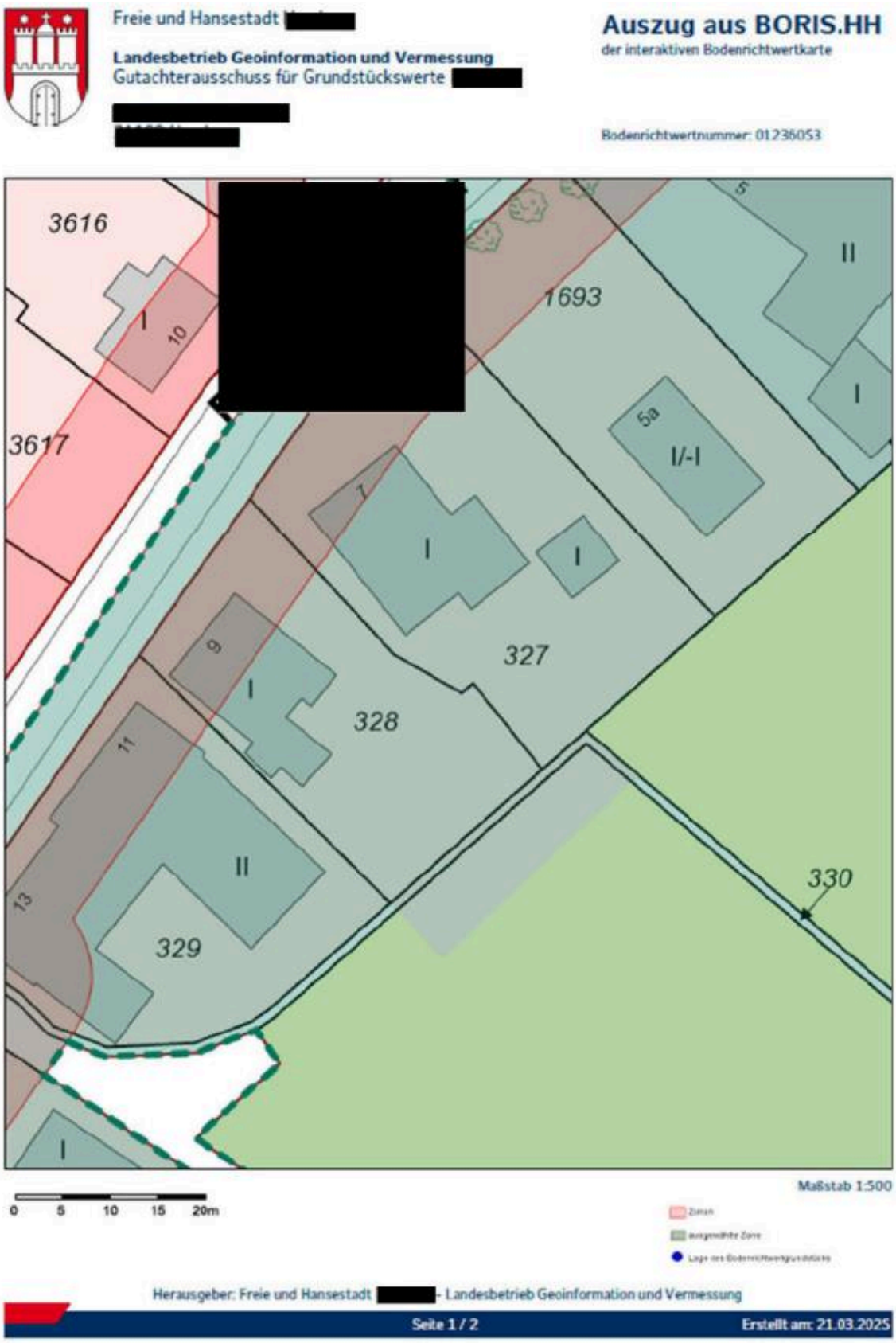
Appendix B: Attachments

B.1 Orthophoto

B.2 Property Map

Sample Photo

B.3 Land Value Information



Freie und Hansestadt [redacted]

Landesbetrieb Geoinformation und Vermessung
Gutachterausschuss für Grundstückswerte [redacted]

[redacted]

Auszug aus BORIS.HH
der interaktiven Bodenrichtwertkarte

Bodenrichtwertnummer: 01236053

Entwicklungszustand	B Baureifes Land

Beitrags- u. abgaberechtl. Zustand	erschließungsbeitrags-/kostenerstattungsbeitragsfrei und abgabenfrei nach Kommunalabgabengesetz
Art der Nutzung	MFH Mehrfamilienhäuser
Wertrelevante Geschossflächenzahl	0.50
Gewählter Stichtag	01.01.2024
Bodenrichtwert	543,61 €/m²

Lage des Bodenrichtwertgrundstücks:

Adresse	[redacted]
PLZ, Gemeinde	[redacted]
Bezirk	[redacted]
Stadtteil	[redacted]
SGE (Stat. Gebietseinheit)	70002
Baublock	522013

Bitte beachten Sie die Erläuterung zu den Bodenrichtwerten zum gewählten Stichtag. Die Erläuterung steht auf BORIS.HH zum Download bereit. Weitere Informationen finden Sie auch unter www.gutachterausschuss[redacted]

Herausgeber: Freie und Hansestadt [redacted] - Landesbetrieb Geoinformation und Vermessung

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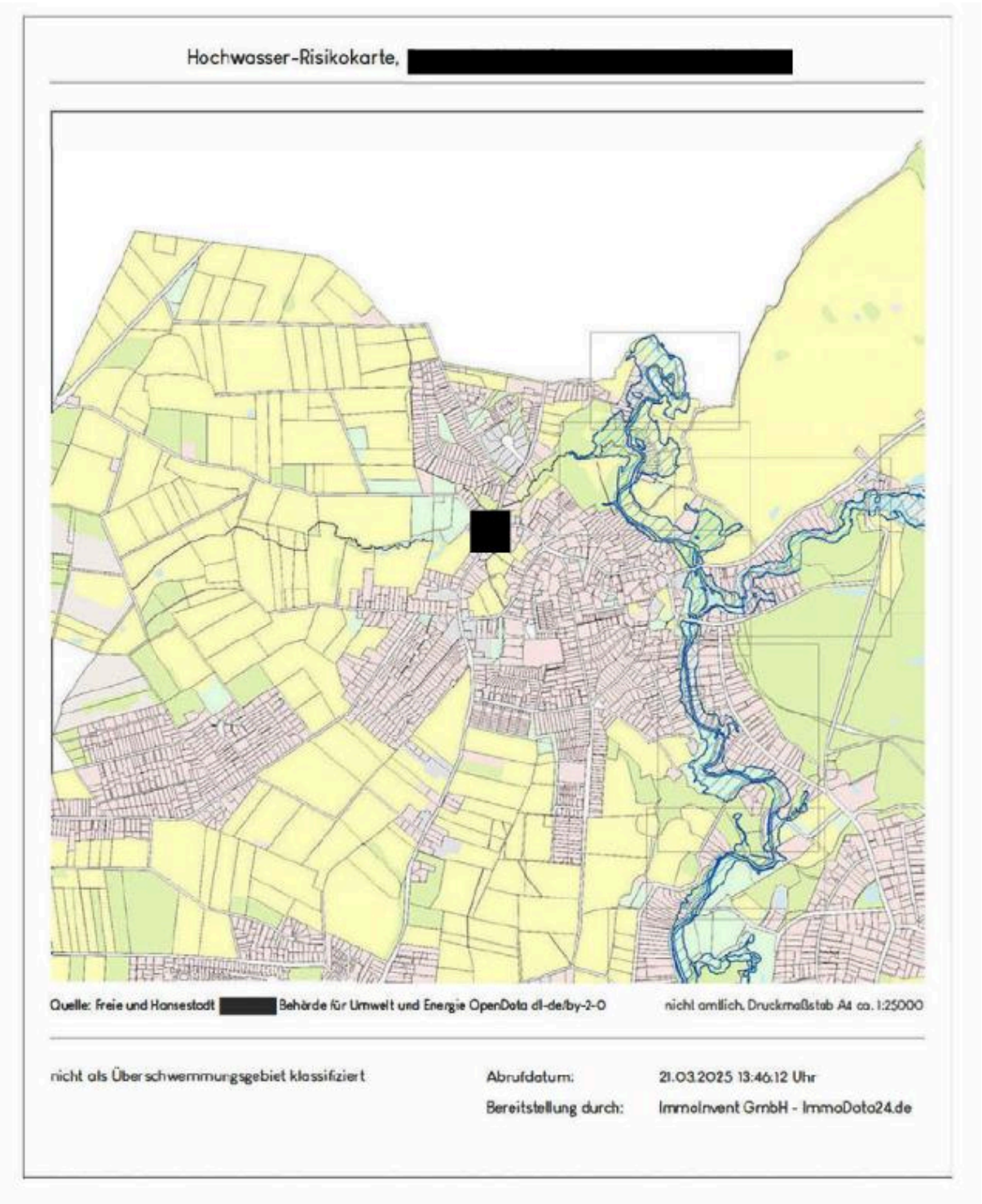
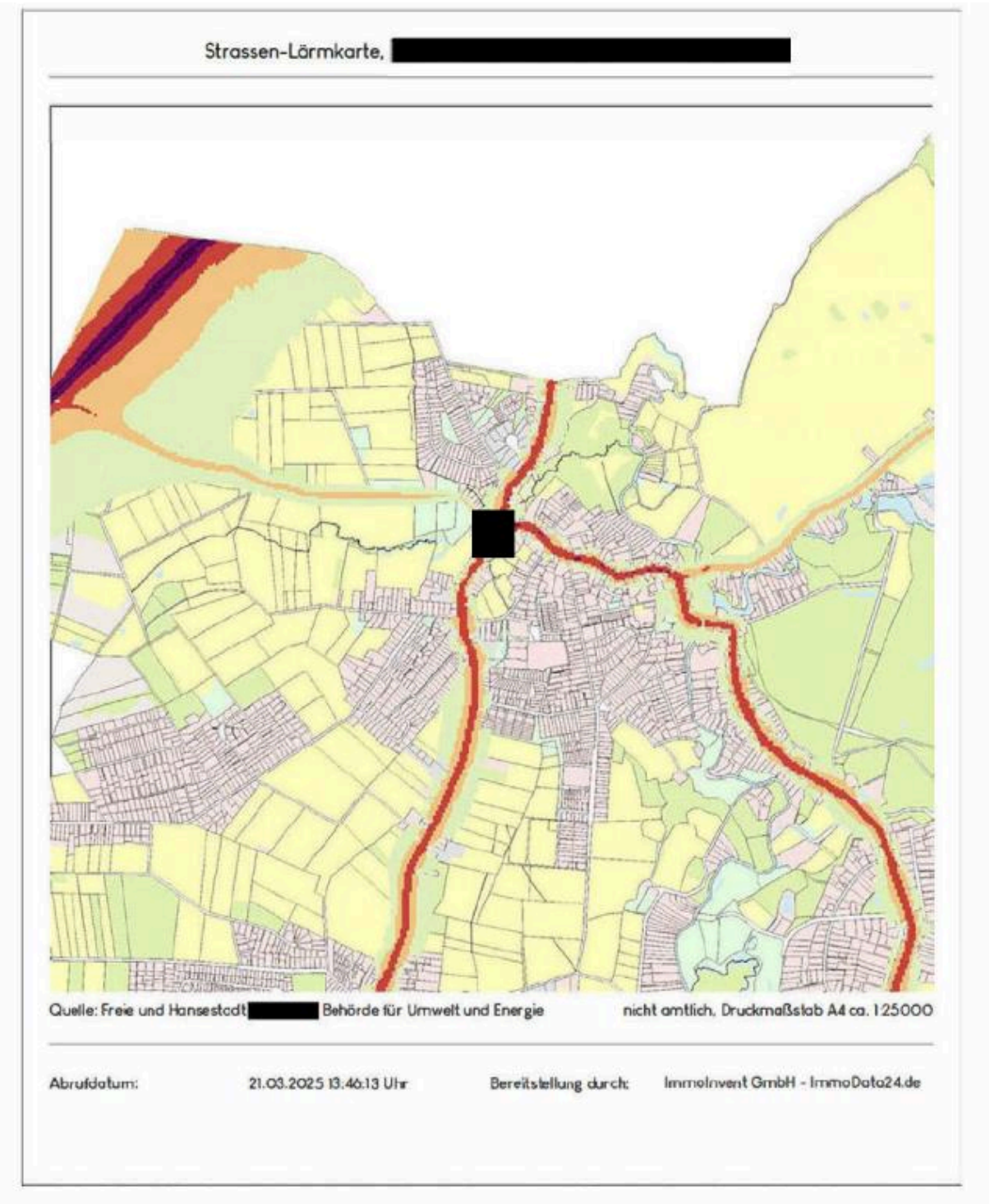
B.4 Flood Risk Map



B.5 Noise Map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