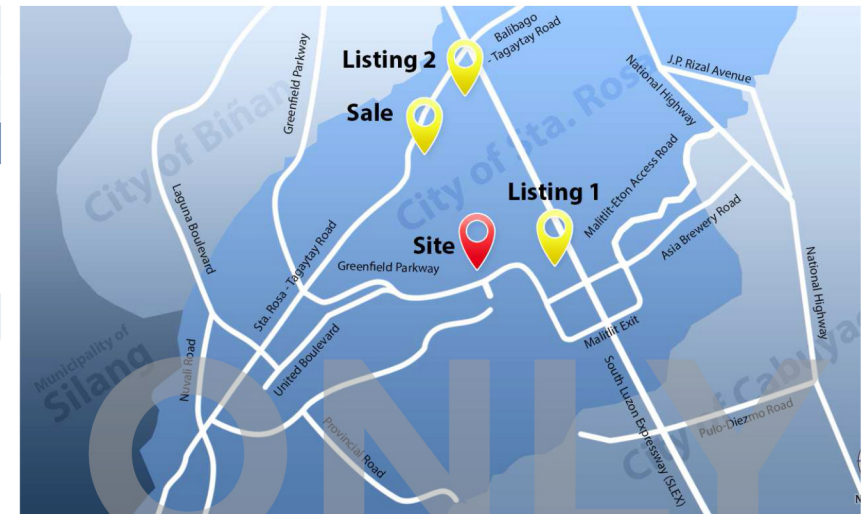


## Comparative Market Analysis

### Quantitative Analysis

Street	Sta. Rosa - Tagaytay	Landlocked	Sta. Rosa - Tagaytay
Barangay	Pulong Sta. Cruz	Malitlit	Pulong Sta. Cruz
	Sale No. 1	Listing No. 1	Listing No. 2
Subject Total Land Area: 90,000 sq.m.			
Total Area (sq.m.)	00,000.00	00,000.00	00,000.00
Asking Price (per sq.m.)	P00,000.00	P00,000.00	P00,000.00
Adjustment Factors			
Time	-	-	-
Size	-0.00%	-	-0.00%
Shape	-0.00%	-	-
Location	-0.00%	-	-0.00%
Neighborhood	-0.00%	-	-0.00%
Road Influence	-0.00%	0.00%	-0.00%
Accessibility	-0.00%	-	-0.00%
Desirability	0.00%	-	0.00%
Utility	0.00%	-	0.00%
Bargaining Allowance	0.00%	-0.00%	-0.00%
Total Adjustment	-0.00%	-0.00%	-0.00%
Adjusted Value	P0,000.00	P0,000.00	P0,000.00
Weight	0.00%	00.00%	0.00%
Weighted Value	P000.00	P0,000.00	P000.00
Weighted Average	P0,000.00		
say,	P0,000.00		



### Conclusion of Value

After an analysis of the market data, considering such factors as location, desirability, neighborhood, utility, size and shape of the lot and time element, the **Market Value** of the land, with a net useable area of **00,000.00 sq.m.** , appraised as of **March 24, 2014**, is estimated at:

**P 0,000 per sq.m.** or a total value of **P 000,000,000.00.**

## Qualitative Analysis

	Subject Property	Sales No. 1	Listing No. 1	Listing No. 2
Total Area (in sq.m.):	89,753.00	50,684.00	80,000.00	11,229.00
Concluded / Asking Price (per sq.m.)		₱10,000.00	₱10,000.00	₱10,000.00
Street	Landlocked, near Greenfield Parkway	Sta. Rosa - Tagaytay Road	Landlocked	Sta. Rosa - Tagaytay Road
Barangay	Malitlit	Pulong Sta. Cruz	Malitlit	Pulong Sta. Cruz
<b>Factors Influencing Value</b>				
Time		Sold last year	Current	Current
		<i>No adjustment</i>	<i>No adjustment</i>	<i>No adjustment</i>
Size	89,753.00	50,684.00	80,000.00	11,229.00
		<i>Subject is inferior to the comparable</i>	<i>No adjustment</i>	<i>Subject is inferior to the comparable</i>
Shape	Irregular	Rectangular	Irregular	Irregular
		<i>Subject is inferior to the comparable</i>	<i>No adjustment</i>	<i>No adjustment</i>
Location	Access to SLEX, Sta. Rosa - Tagaytay Road, but difficult access to Old Traditional Core (Old National Highway and City Hall)	Easier access to SLEX and Old Traditional Core	Access to SLEX, Sta. Rosa - Tagaytay Road, but difficult access to Old Traditional Core	Easier access to SLEX and Old Traditional Core
		<i>Subject is inferior to the comparable</i>	<i>No adjustment</i>	<i>Subject is inferior to the comparable</i>
Neighborhood	Predominantly raw land	Area is predominantly commercial	Predominantly raw land	Area is predominantly commercial
		<i>Subject is inferior to the comparable</i>	<i>No adjustment</i>	<i>Subject is inferior to the comparable</i>
Road Influence	No road access	Along a major thoroughfare	No road access, although comparable is farther away from a street than the subject property	Along a major thoroughfare
		<i>Subject is inferior to the comparable</i>	<i>Subject is superior to the comparable</i>	<i>Subject is inferior to the comparable</i>
Accessibility	No public transportation	24-hours public transportation	No public transportation	24-hours public transportation
		<i>Subject is inferior to the comparable</i>	<i>No adjustment</i>	<i>Subject is inferior to the comparable</i>
Desirability	Vicinity has potential for better designed improvements and road aesthetics (landscaping, etc.)	Congested traffic, un-planned commercial developments, structures affected by road expansion	Vicinity has potential for better designed improvements and road aesthetics (landscaping, etc.)	Congested traffic, un-planned commercial developments, structures affected by road expansion
		<i>Subject is superior to the comparable</i>	<i>No adjustment</i>	<i>Subject is superior to the comparable</i>
Utility	Potential of comprehensive developments due to large area	Lesser utility due to smaller area	Potential of comprehensive developments due to large area	Lesser utility due to smaller area
		<i>Subject is superior to the comparable</i>	<i>No adjustment</i>	<i>Subject is superior to the comparable</i>
Bargaining Allowance		Sold in 2013	Currently being offered for sale	Currently being offered for sale
		<i>No adjustment</i>	<i>With adjustment</i>	<i>With adjustment</i>