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PROPERTY SOLUTIONS

GMI Property Analysis

Subject Property : Proposed residential lot
in the Kay Works Area of Santa Elena Cayo,
For Mr. A. Thruton Sr. of Muscle Creek Road
Belize District Central America



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74'x89' Residential Lot
For Mr. A Thurton Sr. ,
Santa Elena, Cayo

General Property Information

- Size of lot 74'x89'
- Property useable squarefootage 6586 sqft
- Road access : Yes " dirt road"
- Access to utilities: Yes, power,water, cable.
- Public amenities : Yes



GMI IN-HOUSE VALUATION

- GMI MLS # 0061 • Client: Anthony Thurton Sr
- Purpose of valuation : Listing
- Subject Property: Lot / Kay Works / Santa Elena Cayo.
- Date of valuation : October 9th, 2021
- Type of property & size: Residential/ 6586 sqft
- Property use : Clear of any apparent use
- Basis of valuation: To determine current market condition "use value" of proposed property.

GMI Existing Use Value : \$ 54,000.00 BZ



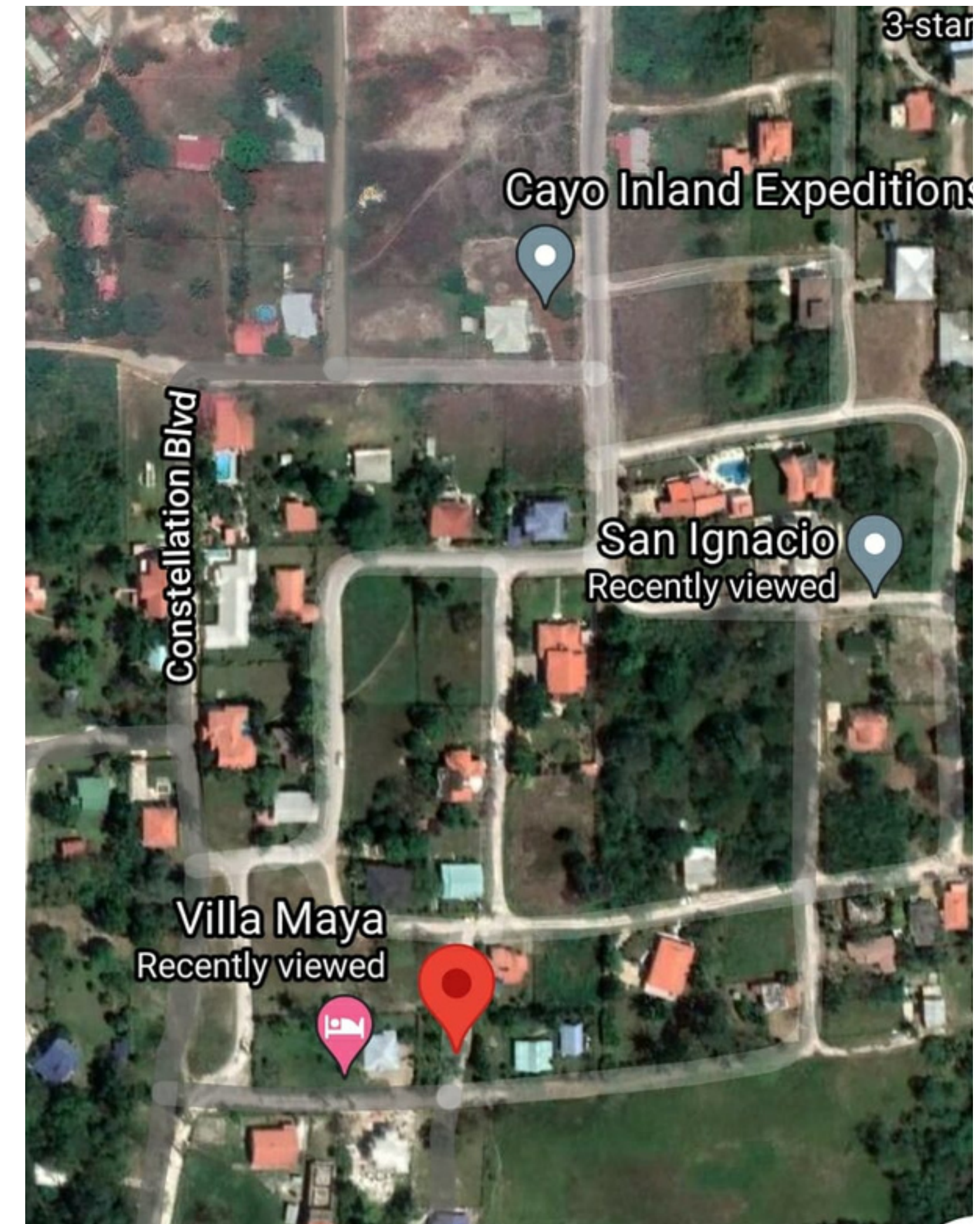


● GMI Market Value Assessment

Method used " sales comparison approach

GMI Market Value formula Applied Using IFRS Standards

$$\frac{(xjt\ 1 + xjt\ 2 + xjt\ 3)/3.0.08}{1} = \text{GMI Property Market Value}$$



GMI Comparable Market Value:\$45,360 BZ



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...short 1 minute
...Highway and 2 minutes i...

...e over 5,200 sq. ft. lot paints a beautiful view
...an Ignacio and Santa Elena.

Being near to high schools, grocery stores and a
hospital makes this lot perfectly situated.

Offered at USD \$ 20,000| BZD \$ 40,000




Exhibit 1

Sanat Elena (5200 sqft @ \$40,000 BZ)

CENTURY 21.
Btal

LOT FOR SALE IN SANTA ELENA, CAYO
\$18,000

< Back Download





Exhibit 2

Sanat Elena (6800 sqft @ \$36,000 BZ)

SOLD!SOLD!SOLD!



\$25,000
ZD \$50,000
SOLD!SOLD!SOLD!

Estimated Mortgage
[CALCULATE](#)

Exhibit 3

Sanat Elena (5200 sqft @ \$50,000 BZ)

Client Expectation As It ● Relates To The Property Value



Information extracted from pre listing data sheet.

\$ 50,000.00 BZ

● Calculated Target Prices



GMI Existing Use Value of Property \$54,000.00 BZ

GMI Comparable Market value \$ 43,360.00BZ

Client expectation value \$50,000.00 BZ

● Competitive Analysis

High Value sales price \$54,000.00 BZ

Competitive sales price \$45,000.00 BZ

Fair sales price \$38,000.00 BZ

Competitor 1

Comparable market value \$ 40,000.00 BZ Property is currently on the market for 18 weeks

Competitor 2

Comparable market value \$ 36,000.00 Bz Property is currently on the market for 3 weeks

Competitor 3

Comparable market value \$ 50,000.00 Bz Property has been sold recently





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GOOD PEOPLE

Thank You!
For Your Valued Business, Stay SAFE,
God Bless.

Oct 2021

GMI
Built On Integrity