

Industrial Property Appraisal Document

1. PROPERTY IDENTIFICATION

Property Name: [Sample Industrial Facility]
Location: [123 Industrial Ave, City, Country]
Owner: [ABC Manufacturing Ltd.]
Appraisal Date: [2024-06-13]

2. PROPERTY DESCRIPTION

Land Area: [20,000 sq. m]
Zoning: [Industrial]
Building Area: [8,500 sq. m]
Building Age: [12 years]
Main Use: [Manufacturing / Warehouse]

3. PROPERTY IMPROVEMENTS

Description	Area (sq. m)	Construction	Condition
Main Factory Building	7,000	Steel structure	Good
Warehouse	1,200	Reinforced Concrete	Good
Office Block	300	Masonry	Very Good

4. VALUATION APPROACHES

Approach	Basis	Estimated Value (USD)
Cost Approach	Land & Depreciated Replacement Cost	2,100,000
Income Approach	Capitalization of Net Income	2,350,000
Sales Comparison	Market Comparable Sales	2,300,000

5. FINAL APPRAISED VALUE

Concluded Value: USD 2,300,000
Appraiser: [John Doe, Certified Property Appraiser]

6. APPRAISER'S SIGNATURE

Date: [2024-06-13]

