

# 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]

