

Property Evaluation Report

Property Address:

[123 Maple Avenue, East Legon, Accra, Ghana]

Date of Evaluation:

[October 31, 2024]

Prepared by:

Samuel Luri, Certified Property Evaluator

Company: Sams360survey

1. Property Overview

- Type of Property:** [Residential/Commercial/Industrial]
- Size:** [2,500 sq. ft.]
- Year Built:** [2018]
- Current Condition:** [Well-Maintained / Needs Repair / Poor]
- Ownership Status:** [Freehold / Leasehold]
- Legal Verification:** Verified with all titles and ownership documents authenticated by the Land Commission.

2. Structural Evaluation

Area	Condition	Comments
Foundation	Excellent	Solid foundation with no visible cracks or signs of shifting.
Roof	Good	Minor wear; gutters require cleaning and maintenance.
Walls	Very Good	Exterior paint is intact; interior walls show minor scuffing.
Floors	Excellent	Tiles in good condition; no signs of unevenness or warping.
Electrical System	Good	Wiring is up to code; some outlets need updating.
Plumbing System	Fair	Pipes and fixtures function well but show signs of aging; recommend replacement of some parts.

3. Interior & Exterior Features

- Bedrooms:** 3 (All with built-in wardrobes and ample natural lighting)
- Bathrooms:** 2 (Master ensuite with updated fixtures; guest bathroom in good condition)
- Kitchen:** Spacious with modern appliances and ample storage.
- Living Room:** Open plan, well-lit, and freshly painted.
- Parking:** Space for 2 vehicles, well-paved driveway.

- **Outdoor Area:** Large backyard with potential for landscaping.

4. Survey Outcomes

Objective: To assess the property’s overall appeal, structural soundness, and marketability based on surveyed responses from local agents and recent clients.

Surveyed Criteria	Rating (1-10)	Summary of Findings
Location Appeal	9	Highly sought-after neighborhood; close to schools, shopping, and public transport.
Neighborhood Safety	8	Quiet, secure area with active neighborhood watch program.
Potential for Appreciation	7	Expected appreciation of 5-7% over the next five years.
Structural Integrity	8	No major defects noted; minor repairs needed.
Interior Aesthetic Appeal	9	Modern finishes and bright, inviting spaces; highly appealing for young families.
Outdoor Space Utility	6	Usable but lacks landscaping; could add value with minor upgrades.

5. Market Valuation

Based on comparable properties within a 2 km radius and recent sales data, the estimated market value for this property is **GHS 1,200,000 - 1,300,00**

6. Recommended Improvements

1. **Exterior Landscaping:** Adding a garden and lawn could increase curb appeal and market value.
2. **Electrical Outlet Upgrades:** Modern outlets would improve functionality and safety.
3. **Paint Touch-ups and Minor Repairs:** Small updates could enhance interior aesthetics.

7. Conclusion

The property shows strong potential as a valuable investment, especially for buyers seeking a move-in-ready home in a prime location. With minor improvements, this property could attract premium offers and appreciation over time.

Final Rating: 8.5/10 – Highly Recommended for Investment

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Signature: _____