

Task 2: Example for GN 8



Building has 3 floors (P+2), 1000 m² each.

Built in 1980 with life span of 80 years. Well maintained

Premises and warehouses are located on the ground floor (500 m² each).

Premises renovated

It is possible to use it all as business space.

Apartments are on the upper floors.

Replacement costs are 1,800 KM per m² for residential part, and 2,200 for business part
1,200 for warehouse space

Appraise the market value as of 12/31/2003

Solution of task 2

Life span:	80 years
Elapsed	24 years
Remaining	56 years
Depreciation rate	1,25%
Best use:	Business space on ground floor

Troškovi zamene:

2.000 m ²	x	1.800 KM	=	3.600.000 KM
500 m ²	x	2.200 KM	=	1.100.000 KM
500 m ²	x	1.200 KM	=	600.000 KM
				5.300.000 KM

Depresijacija

Fizička	24/80 =	-30%	-1.590.000 KM
Funkcionalna			
Stambeni i mag.prostor	=	0%	0
Komercijalni prostor	=	10%	110.000 KM
Eksterna	=	0%	0

Konačna vrednost: 3.820.000 KM

Najbolja upotreba

2.000 m ²	x	1.800 KM	=	3.600.000 KM
1.000 m ²	x	2.200 KM	=	2.200.000 KM
				5.800.000 KM

Depresijacija

Fizička	24/80 =	-30%	-1.740.000 KM
Funkcionalna			
Stambeni i mag.prostor	=	0%	
Komercijalni prostor	=	5%	110.000 KM
Eksterna	=	-10%	-220.000

Konačna vrednost: 3.950.000 KM