

# Sample report SFH

**FP  
RE**

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## Single family house

Humboldtstraße 26  
85049 Ingolstadt

**Market value** 890'000 EUR

**Aim of valuation** Sample report

**Inspection date** 8.1.2020



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## Customer

Muster AG  
Muster Str. 29  
60306 Frankfurt am Main

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## Evaluator

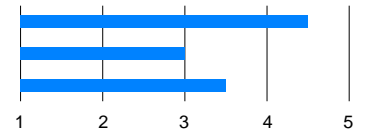
Fahrländer Partner FPRE  
Max Muster  
Seebahnstrasse 89  
8003 Zürich

# Valuation overview

## Property

Address Humboldtstraße 26  
Postcode / town 85049 Ingolstadt  
Considerable easement No  
Leasehold No  
Plot size 627 m<sup>2</sup>  
Official house coordinates (HK-D -

Condition  
Standard  
Micro-location



## Building

Type of SFH Detached  
Building use Single family house  
Original year of construction 2016  
Building volume -  
Living area 145 m<sup>2</sup> (WoFIV)  
No. of rooms 6  
Energy standard Insulated shell

Garage (parking) spaces: none available

Other parking possibilities  
2 e.g. parking spaces or covers

Market value

890'000 EUR

6'140 EUR/m<sup>2</sup>

## Short description

The detached house, built in 2016, is located on the outskirts of Ingolstadt and is in very good condition. Altogether it is a very good residential area. The old town of Ingolstadt can be reached by car in about 10 minutes.

The 6 room detached house with a generous and functional room layout is ideal for a family. On the southwest side of the house there is a car shelter, which offers space for two cars and various bicycles.

## Aim of valuation

Sample report

## Note

All information in this report is fictitious. The object does not exist.

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Zürich, 23.9.2020, Max Muster

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# Impressions

External view



Living area



Bedroom



Kitchen



Bathroom



Environment



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# Content

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# Macro-location

## Macro location description

Ingolstadt (PLZ: 85049) is located in the district-free city of Ingolstadt in the federal state of Bayern. Ingolstadt has a population of 136'981 (2018), which is distributed over 61'406 households, resulting in an average household size of approximately 2.23 persons. Ingolstadt is densely populated and is located, according to the BBSR definition, in the agglomeration («Verdichtungsraum») of Ingolstadt. BBSR specially locates Ingolstadt in the residential market region of Ingolstadt, which is identified, based on demographic and socio-economic demand factors, as a growing above average region.

Throughout the years of 2013 and 2018, Ingolstadt reports yearly average net migration of 1'205 persons. Compared to the national development, Ingolstadt hereby shows immigration tendencies. Between 2012 and 2017, the age groups of 25 to 29 and 18 to 24 stand out with the highest migratory balances of 3'795 or 3'764 persons, whereas the age groups of 65+ and 50 to 64 count the lowest migratory balances with -542 or -465 persons.

According to Fahrländer Partner (FPRE), in the year of 2018, approximately 40.6% of the resident households belong to the higher social classes (Germany: 31.5%), 30.4% of the households belong to the middle classes (Germany: 35.3%) and 28.9% belong to the lower social classes (Germany: 33.2%). The majority of the households, approximately 25.2% (Germany: 24.9%) belongs to the group of «Family with children» (regardless of age), followed by the group of «Older single» (55+ years) with a share of 17.4% (Germany: 19.0%) and the group of «Older couple» with 15.8% (Germany: 17.2%).

At the federal states' elections in the year of 2018, approximately 36.2% of the voters (valid second votes) in Ingolstadt voted for CDU/CSU (Federal state of Bayern: 37.2%), 16.6% voted for DIE GRÜNEN (Federal state of Bayern: 17.6%) and 13.2% voted for Others (Federal state of Bayern: 17.0%). At the federal elections of 2017, approximately 36.8% of the voters (valid second votes) voted for CDU/CSU (Germany: 32.9%), 15.3% for AfD (Germany: 12.6%) and 14.3% for SPD (Germany: 20.5%). At the European Parliament election, 2019, most votes were counted for the political parties CDU/CSU with 37.8% (Germany: 28.9%), DIE GRÜNEN with 18.9% (Germany: 20.5%) and Others with 16.4% (Germany: 12.9%).

As of 2018, Ingolstadt reports a housing stock of 69'379 units, being divided into 18'354 single-family houses and 51'025 apartments in apartment buildings. The single-family house rate therefore corresponds to 26.5% and is, in national comparison (30.1%), below average. A majority of 23.1% include apartments with 3 rooms. Furthermore, apartments with 4 rooms (21.2%) and 5 rooms (15.1%) constitute high shares of the housing stock. Average building activity between the years of 2013 and 2018, compared to housing stock figures, amounts to 1.60% and is therefore higher than in Germany (0.55%). This corresponds to the completion of 6'081 accommodation units.

Regional BBSR prognoses at level «district-free city of» predict population evolution from 2016 to 2030 to the extent of -2.9% or -3'800 persons (Germany: -2.1%). At household level, an evolution of 2.4% or an increase of 1'487 households is predicted (Germany: 0.9%).

According to FPRE's hedonic models (data as of 30 June 2020), the price levels for owner-occupied homes (average new buildings) in Ingolstadt (PLZ: 85049) are at 6'119 EUR/m<sup>2</sup> for single family houses and at 5'842 EUR/m<sup>2</sup> for apartments. The net market rental price of an apartment in an average location meanwhile is, according to FPRE's hedonic models, 13 EUR/m<sup>2</sup>month for new constructions and 10.8 EUR/m<sup>2</sup>month for old constructions.

## Regional framework



# Micro-location

## Micro location description

The house is located at Humboldtstraße 26 on the outskirts of Ingolstadt. Overall, it is a good location for residential use (4.0 of 5.0).

The location has very good sunshine and attractive views. It is a flat location, the slope inclination is between 0.0 and 3.0 degrees. The image for residential use is very good, it is a good residential location within the residential zone. The immediate surroundings are characterized by buildings in the same style. In the immediate vicinity (within a radius of 150 metres), middle-aged people are most strongly represented at 30%. This is followed by older people with 29%, children with 21% and young people with 19%. According to the demand segments in the housing market (FPRE & sotomo), the upper class is the dominant social class in the immediate vicinity with 53% (48% in the city). The middle class follows with 33% and the lower class with 14%. The dominant phase of life according to FPRE & sotomo is formed by couples with children.

No retailers are located within a radius of 300 metres. The nearest retailer is about 795 metres away. The nearest shopping centre is 2.4 kilometres away. Within walking distance there are two service providers (bank, post office, etc.) and a restaurant. Otherwise, service providers are usually only accessible by car.

Leisure facilities are within walking distance. Local recreation areas are in the vicinity. The nearest water body is a river, which is about 375 meters away. The next forest is about 125 meters away.

The location offers limited public transport connections and good road connections. The next public transport stop is 130 meters away. Locally, the public transport quality class is C (average development). The nearest motorway connection is 2.6 kilometres away.

The location is slightly noisy. Road noise is 55 decibels during the day and 47 decibels at night. There is no aircraft noise pollution.

There are no negative circumstances.

## Micro-location

Micro-location	3.5 - average-good location
Sun	Very sunny
View	Attractive views into the distance
Image of the neighbourhood	Good residential area
Services	Partly only accessible by foot
Recreation	Walking distance
Public transport	Limited connections
Road network	Good connections
Noise pollution	Slight noise pollution
Unfavourable conditions	None
Access to house	Unproblematic

## Location of the property



# Neighbourhood analysis

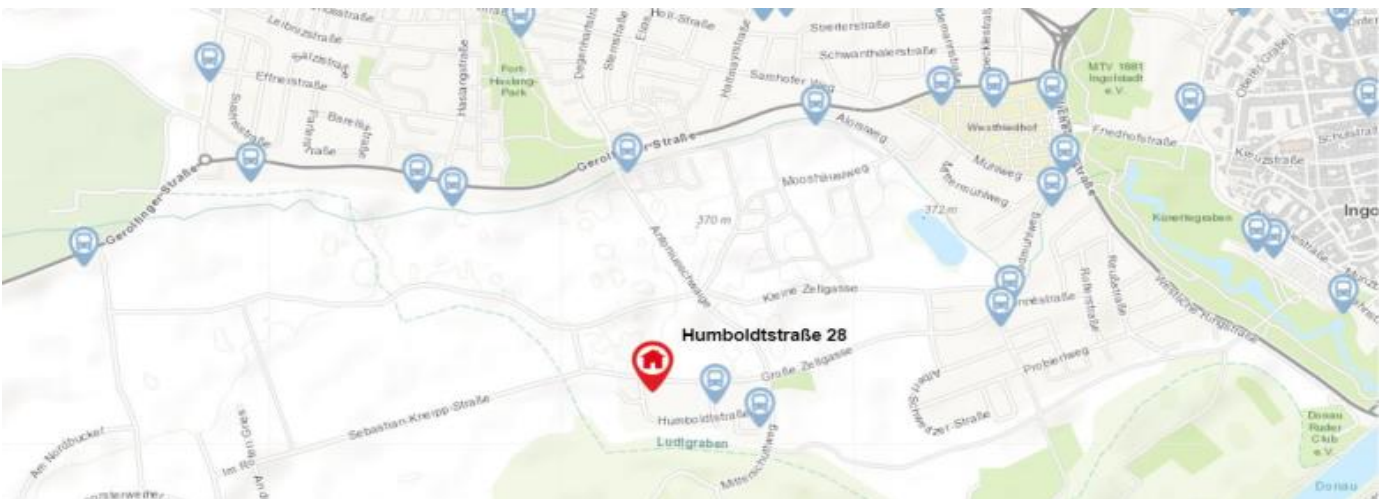
Home ownership offers, SFH Ø EUR 625'000



Supermarkets in the area



Overview public transport



# Plot

## Site description

The property is situated on a flat site. The access road and the property development are on the north side. Opposite the access road is the Paracelsusstraße, which is only about 100 meters long and was built in 2015.

In terms of urban development, the single-family house is part of a group of four stylistically similar but differentiated buildings, which, with a few exceptions, were built in the new millennium. Immediately adjacent to the plot, however, is a property built in the 1920s.

The plot covers a total of 627m<sup>2</sup> and is relatively large.

## Land registry and construction rights

Land registry no.	654
Other numbers	92
Type of building use	Special residential areas (WB)
Cubic index (BMZ)	-
Floor space ratio (GFZ)	0.40
Plot size	627 m <sup>2</sup>

## Plot: situation and form



## Easements and other restrictions on use

Considerable easement	No
Right of residence	No
Right of use	No
Contaminated sites	No contamination (checked)
Protected status	Building does not have protected status/ not listed (checked)
Register	-
Type of protection	-

## Leasehold

Property with leasehold	No
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# Object

## Description Object

The single-family house at Humboldtstraße 26 is a classic single-family house of modern times.

The house is especially characterized by the gable roof. The attached car shelter also plays a formative role.

The building was constructed in 2016 and is accordingly in a very good condition and offers a lot of storage space and a lot of room for a family.

The property has three floors - starting with the spacious hallway and the spacious cloakroom, the open kitchen with communicative cooking island, the bright play hall and the children's bathroom on the upper floor. Thanks to two flights of stairs, the platform staircase can also be safely and comfortably accessed by children.

## Energy certificate according to EnEV

Register number	BY-2018-000565061
CO2 emissions	19,8 kg/(m <sup>2</sup> ·a)
Final energy demand *	56,8 kWh/(m <sup>2</sup> ·a)
Primary energy demand	61,2 kWh/(m <sup>2</sup> ·a)
Final energy consumption*	52,1 kWh/(m <sup>2</sup> ·a)
Primary energy consumption	58,7 kWh/(m <sup>2</sup> ·a)

\*Mandatory information for real estate advertisements

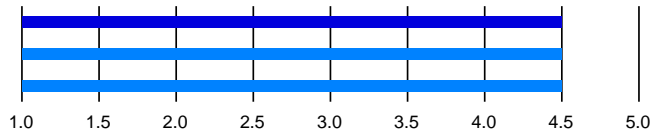
## Building

Building use	Single family house
Official house coordinates (HK-D -	
Type of SFH	Detached
Construction type	Solid construction
Number of buildings	1
Building insurance	AGV
Insurance number	854796
Insurance value	538'000 EUR
Year of assessment	2016

Building volume	-
Number of floors	3
Type of roof	Gable roof
Basement	Full basement
Original year of construction	2016
Technical year of construction	-
Living area	145 m <sup>2</sup> (WoFIV)
No. of rooms	6.0
Outbuildings	-

## Condition: Previous renovations and assessment

Condition	4.5 - good-as new
Condition of facade	4.5 - good-as new
Condition of construction	4.5 - good-as new



## Standard: Quality profile and assessment

Standard	3.0 - average
Energy standard	Insulated shell
Room division	Functional
Room height	Normal height (about 2.40 - 2.60 m)
No. of bathrooms	2
Additional WC	1
Wall/floor covering	Modern surfaces and coverings
Kitchen	Modern fittings
Heating unit	Gas central heating
Heat distribution	Underfloor heating
Extras	-

## Parking

Garage (parking) spaces: none available

Other parking possibilities  
2 e.g. parking spaces or covers

# Hedonic value (actual condition)

## derivation

Rough value	870'000 EUR
	6'000 EUR/m <sup>2</sup>
Statistical spread	715'000 - 1'025'000 EUR
Parking	8'000 EUR
Garten-Pavillon	12'000 EUR
Leasehold	- EUR

## Assessment market value

890'000 EUR  
6'140 EUR/m<sup>2</sup>

## Data situation

Data situation at local level	very good	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Data situation at municipal level	very good	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Data situation at district level	very good	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Micro-location and property

Building volume	average	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plot size	average	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Use	well utilised	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Age and condition	standard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Micro-location	marketable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Micro-location and standard	balanced	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Statistical assessment

Overall assessment	no unusual features, high quality estimate expected	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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# Sachwert gem. §§ 21-23 ImmoWertV

## Bodenwertermittlung

Land value	1115 EUR/m <sup>2</sup>
Ownership share	1'000 ‰
Plot size	627 m <sup>2</sup>
Abgeleiteter Richtwert für Einfamilienhaus	627 m <sup>2</sup>
Wertz- / Abschlag	100 % (100% wertneutral)
Anteiliger Bodenwert	699'105 EUR

## Sachwert der baulichen Anlagen

Brutto-Grundfläche	172 m <sup>2</sup> BGF
Kostenansatz (z. B. NHK 2010) inkl. Zu- und Abschläge	835 EUR/m <sup>2</sup> BGF
Jahr des Kostenstands	2015
Baupreisindex am Wertermittlungsstichtag (bez. auf Jahr Kostenstand)	115.1
Gebäudeherstellungskosten am Wertermittlungsstichtag (inkl. BNK)	961 EUR/m <sup>2</sup> BGF
	165'307 EUR
Bei BGF-Berechnung nicht erfasste werthaltige Bauteile	28'000 EUR
Total Gebäudeherstellungskosten am Wertermittlungsstichtag	193'307 EUR
Wirtschaftliche Restnutzungsdauer	50 Years
Gesamtnutzungsdauer	80 Years
Lineare Alterswertminderung	37.50 %
Gebäudesachwert der baulichen Anlagen	120'817 EUR

## Sachwert der baulichen Außenanlagen und sonstigen Anlagen

Brutto-Grundfläche	21 m <sup>2</sup> BGF
Kostenansatz (z. B. NHK 2010) inkl. Zu- und Abschläge	485 EUR/m <sup>2</sup> BGF
Jahr des Kostenstands	2015
Baupreisindex am Wertermittlungsstichtag (bez. auf Jahr Kostenstand)	115.1
Normalherstellungskosten am Wertermittlungsstichtag (inkl. BNK)	558 EUR/m <sup>2</sup> BGF
	11'723 EUR
Bei BGF-Berechnung nicht erfasste werthaltige Bauteile	2'000 EUR
Total Gebäudeherstellungskosten am Wertermittlungsstichtag	13'723 EUR
Wirtschaftliche Restnutzungsdauer	50 Years
Gesamtnutzungsdauer	80 Years
Lineare Alterswertminderung	37.50 %
Gebäudesachwert der baulichen Außenanlagen und sonstigen Anlagen	8'577 EUR

Zulagen - EUR

Gebäudesachwert gesamt	129'393 EUR
Zeitwert der Außen- und sonstigen Anlagen	0 EUR

Land value 699'105 EUR

(Vorläufiger) Sachwert	828'498 EUR
Marktwertanpassung (Sachwertfaktor)	1.00
(Vorläufiger) Marktangepasster Sachwert	828'500 EUR

besond. objektspez. Grundstücksmerkmale gem. § 8 Abs. 3 ImmoWertV  
objektspezifische Grundstücksmerkmale 24'000 EUR

## Sachwert zum Wertermittlungsstichtag rund

852'500 EUR
5'880 EUR/m <sup>2</sup> BGF
1'360 EUR/m <sup>2</sup> Grundstücksfläche

# Ertragswert gem. §§ 17-20 ImmoWertV

## Bodenwertermittlung

Land value	1'115 EUR/m <sup>2</sup>
Ownership share	1'000 ‰
Plot size	627 m <sup>2</sup>
Abgeleiteter Richtwert für Einfamilienhaus	627 m <sup>2</sup>
Wertz- / Abschlag	100 % (100% wertneutral)
Anteiliger Bodenwert	699'105 EUR

## Ertragswert der baulichen Anlagen

Wohnfläche (WF)	145.0 NUF DIN 277
Nettokaltmiete (marktüblich)	15.50 EUR/m <sup>2</sup> Mt
Liegenschaftszinssatz	3.20 %
Wirtschaftliche Restnutzungsdauer	50 Years
Rohertrag aus Wohnraum	26'970 EUR/a
Bewirtschaftungskosten (Detailfassung)	
Maintenance costs	12 EUR/m <sup>2</sup> a
	1'740 EUR/a
Administrative expenses	250 EUR/a
Mietausfallwagnis	1 %
	270 EUR/a
Bewirtschaftungskosten	2'260 EUR/a
Bewirtschaftungskosten (Globalfassung)	- EUR/a
Reinertrag aus Wohnraum	24'710 EUR/a
Ertragswert Garage / Stellplätze	
Rohertrag aus Garage / Stellplätze	1'200 EUR/a
Bewirtschaftungskosten	300 EUR/a
Reinertrag aus Garagen / Stellplätzen	900 EUR/a
Reinertrag gesamt	25'610 EUR/a
Bodenwertverzinsung	22'371 EUR/a
Ertrag der baulichen Anlagen	3'239 EUR/a
Ertragswert der baulichen Anlagen	80'263 EUR
Land value	699'105 EUR
(Vorläufiger) Ertragswert rund	779'400 EUR
besond. objektspez. Grundstücksmerkmale gem. § 8 Abs. 3 ImmoWertV	
objektspezifische Grundstücksmerkmale	24'000 EUR

## Ertragswert zum Wertermittlungsstichtag rund

803'400 EUR

5'540 EUR/m<sup>2</sup> Wohnfläche

1'280 EUR/m<sup>2</sup> Grundstücksfläche

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# Assessment market value

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## Weighting of valuations

	Weight	
Hedonic value (actual condition)	100%	890'000 EUR
Hedonic value (new building - refurbishment requirement)	0%	429'400 EUR
Real value	0%	1'302'550 EUR
Sachwert gem. §§ 21-23 ImmoWertV	0%	852'500 EUR
Net value	0%	672'100 EUR
Ertragswert gem. §§ 17-20 ImmoWertV	0%	803'400 EUR
Other current estimate	0%	- EUR

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## Assessment market value

Market value	890'000 EUR
	6'140 EUR/m <sup>2</sup>

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## Aim of valuation

Sample report

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## Note

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Zürich, 23.9.2020

Max Muster

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# Comparables

## Market values in Ingolstadt

	Prices in EUR / m <sup>2</sup>		Unit prices in EUR	
	New construction	Old buildings	New construction	Old buildings
25% greater than	7'040	6'060	1'213'000	1'045'000
Median	6'120	5'360	955'000	836'000
25% less than	5'510	4'610	821'000	711'000

Sources: Offer data of real estate portals. Calculation of the price distribution: Fahrländer Partner.

## Distribution of prizes per square metre (EUR/m<sup>2</sup>)



Sources: Offer data of real estate portals. Calculation of the price distribution: Fahrländer Partner.

## Distribution of prices per unit in EUR



Sources: Offer data of real estate portals. Calculation of the price distribution: Fahrländer Partner.

# Document index

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Plot	Available	Date	Agent	Author
Land register extract	Yes	03.12.2019	Eigentümer	Grundbuchamt Ingolstadt
Cadastral plan	No			
Considerable easement	No			
Contaminated sites	No			
Protected status	No			
Leasehold	No			
Zone plan / Special usage plans	Yes	06.01.2020	Eigentümer	Bundesland Bayern
Further documents	No			

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Building	Available	Date	Agent	Author
Photo documentary	Yes	07.01.2020	Max Muster FPRE	Max Muster FPRE
Building analysis	No			
Building description	Yes	06.02.2019	Eigentümer	Muster Architekten
Building insurance	No			
Construction plans	Yes	03.04.2019	Eigentümer	Muster Architekten
Building services	No			
Areas and volumes	No			
Cost calculation	No			
Cost statements (running costs)	No			
Further documents	No			

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# Impressum

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## Project

Reference no. EFH Muster EN

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60306 Frankfurt am Main

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Max Muster  
Seebahnstrasse 89  
8003 Zürich