

## Overview of Property Inc Consulting's Property Valuations

As one of South Africa's well known valuation firms, Property Inc Consulting's annually values properties with a total market value of more than R500 million (about \$50 million US). These properties include shopping centres, agricultural property, houses, non-residential property and bare dominiums.

### Using scientific methods instead of forecasting

*Property Inc Consulting's* property valuation services are underpinned by the rigorous surveying of market rental levels and capitalization rates to ensure uniform and realistic market valuations in South Africa.

*Property Inc Consulting's* valuation approach largely avoids forecasting and subjectivity by using capitalization-rate estimates based on regression models and techniques, and the opportunity cash flow (OCF) method. It thus combines discounting and capitalization.

### Portfolio of valuation services:

**Shopping-centre valuations**

**Agricultural property valuations**

**Municipal property valuations**

**Residential valuations**

**Commercial and industrial valuations**

**Bare dominium valuations**

**Specialised valuations**

### Additional information on Property Inc Consulting's valuation services:

**Why use Property Inc Consulting? We proud ourselves on honesty, integrity and providing an excellent service**

**Using well reversed, internationally recognized valuation methods**

**Selective list of clients: Sasfin, Eqstra, Tubular, SARS, Business Partners, FNB and many more.**

**Quotations prior on every request**

**Contact us**

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*Property Inc Consulting's* pioneering work in the field of property valuation includes:

- **Capitalisation-rate estimates:** The development of regression models to estimate the standard capitalisation rates of office and industrial properties and, more recently, shopping centres
- **House valuations:** The Comparable Market Sales method and application of multiple-regression techniques to value houses in SA
- **The opportunity cash flow (OCF) method:** This method is used for determining the market value of income-producing properties, using a combination of capitalisation and discounting.methods and it incorporates the difference between contractual and open-market rentals, quantified by means of the OCF.

*Property Inc Consulting's* valuation approach largely avoids forecasting, which invariably introduces a significant measure of subjectivity. Evidence of the authority of Property Inc Consulting in the marketplace is that Property Inc Consulting is asked from time to time to evaluate the valuations of competitors.

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