

RESIDENTIAL PROPERTY
VALUATIONS

COMMERCIAL PROPERTY
VALUATIONS

PLANT AND MACHINERY
VALUATIONS

PROPERTY ADVISORY SERVICES
DUE DILIGENCE REPORTS

WINE FARM
VALUATIONS

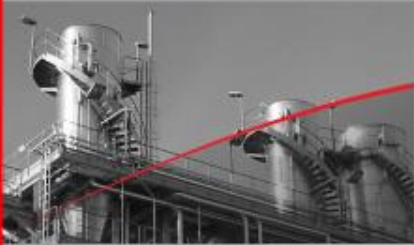
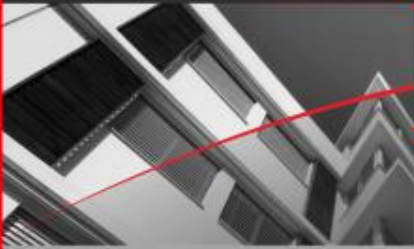
we value your assets
M6 ASING AONL 922612



VALUETEC
PROPERTY VALUATIONS

discussion points

- Why are valuations required?
- About us
- What do we do
- What sets us apart from the rest?
- Our team
- Our fees
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why are valuations required?

Valuations are required every year on real estate assets due to:

- the ever presence of *inflation*,
- fluctuating *economic conditions*,
- *knowledge* is powerful and could influence the success of your investment strategy and
- even more so with the *current crisis in the global financial system*. Prices and values could go through a period of heightened volatility whilst the market absorbs the various issues and reaches its conclusions. The lack of liquidity in the capital markets may hinder a successful sale of these assets in the short term and we would recommend that the situation and the valuations are kept under regular review.

about us



We ***vision*** ourselves to be the leading specialist advisors in commercial property, wine farms, as well as plant and machinery valuations nationally.

How will we do that? Well, our ***mission*** is to provide you, the respectful client, with professional service that personifies accuracy, reliability and promptness.

about us

- Valuetec offers valuation experience through all facets of the property industry nationally.
- Our experienced and qualified personnel are registered with the South African Council for the Property Valuers Profession (“SACPVP”) and the South African Institute of Valuers (“SAIV”).
- We adhere to professional regulations, code of conduct of the Property Valuers Profession and compliance with guidelines established by the International Valuations Standards Committee (“IVSC”).
- The dedicated team has the ability to perform all types of valuations of real estate assets and deliver quality service and reports.
- Excellent code of ethics, infrastructure and administration procedures, further streamline our organisation.


what do we do

Valuetec provides ***independent professional property valuations*** and related ***advisory services*** across the broad property spectrum in Southern Africa, including commercial and residential properties and wine farms.

Our qualified and competent team who prepare expert valuation reports of property and plant & machinery, is equipped to:

- determine the ***value of real estate & other assets***
- analyze or execute ***feasibility studies*** and
- provide ***expert advice*** on property related matters

what do we do



Acquiring a property? Let us assist you in determining the *viability* thereof and potentially save you loads of cash.

Disposing of a property? Perhaps your *investment strategy* has outgrown the asset due to expansion, or you unfortunately need to do so for cash flow reasons. Let's make sure your property fetches the *correct price at the right time*, by determining the *correct selling price* which is extremely important. In addition, our *professional affiliates* will be able to provide you with any *property broking or auctioneering services* you may require.

Best utilization of your property? Perhaps there's an *alternative better use* for your property which you have not considered or perhaps a nip here and a tuck there could generate a *better return* on your investment.

what sets us apart from the rest?

- We offer a ***hands on approach*** ensuring our clients' ***confidentiality*** is guaranteed, they receive ***individual attention*** and ***professional service***
- Unquestionable ***quality of service*** and ***attention to detail***
Impressive ***professional track record*** through the provision of ***accurate information and impartial valuation reports***
- We conduct extensive ***market research*** and endeavour to acquire an in-depth understanding of whichever real estate assets our clients are involved in
- Realistic, fair and ***competitive fees***
- We provide ***comprehensive (fully motivated) valuation reports***

what sets us apart from the rest?

- **Professional, reliable and prompt service**
- **One point of contact** for all your valuation requirements, be it for commercial property, residential property, wine farms or for plant and machinery.
- We utilise **Cougar**, the preferred **valuation software** internationally by listed companies, to perform valuations of **income generating properties** requiring **discounted cash flows** as the method of valuation.
- We Keep abreast of developments in the **professional valuation environment**, the **property industry** and **valuation methodologies**.

Our team

Valuetec currently has a team of valuers operating around the country as follows: **Pretoria Head Office, Cape Town Office, Durban Office, Garden Route Office** and **1 Plant & Machinery Valuer** operating nationally.

Management

Ricardo Gouveia completed a Bcom Honours Degree in Financial Management at the University of Pretoria, as well as a National Diploma in Real Estate (Property Valuation). He is registered with the SACPVP as a Professional Associated Valuer and is also a member of the SAIV. His career has comprised various aspects of Property and he is currently active in the property valuation profession as a Director of Valuetec. His passion for wine, lead him to complete various courses as well as Diploma at The Cape Wine Academy. This has contributed significantly to his ability of performing wine farm valuations.

our fees

- We base our fees on the amount of ***time spent on a valuation***, rather than on a percentage of the value. This is a fair and honest method of costing, as you pay us for what we put in.
- In order to ***remain competitive***, we stay abreast of industry fees to ensure our professional service is offered at ***realistic rates***.
- In addition, we believe in ***rewarding our loyal clients*** by offering them ***preferential rates*** on services rendered.
- Our fees are dependant on the type of property, complexity of the valuation required and quantum of time to be spent on the project.

contact details

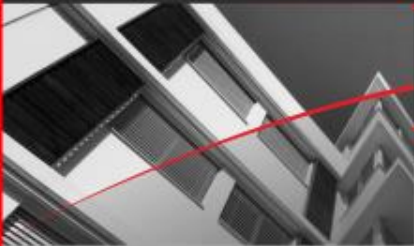
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Branches (page 1)



Pretoria Head Office (Gauteng Valuations)



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Cape Town Office



304 Durban Road
Bo Oakdale
Cape Town
0861 440 444



Branches (page 2)



Durban Office



Athlone Park Centre
30 Prince Street
Athlone Park
Amanzimtoti
0861 440 444



Garden Route Office



21 Claude Urban Drive
Myoli Beach
Sedgefield
0861 440 444



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