



**ACME**  
VALUATIONS

**ACME Valuation**

58 Acme Street, Ulaanbaatar, Mongolia - Ulaanbaatar - Mongolia

# Investigation Report

## Internal inspection

**Client ID:** EMCA Bank

**Assignment ID:** Acme Valuation - 2021 (test)

**TOE ID:** Emca Valuation

**Property ID:** Chingeltei Apartment

**Lead Valuer:** John Doe

**Dates:** Information from 01 Feb 2022 (report reviewed by John Doe and generated on the 05 Feb 2022)

**Project Manager**  
John Doe

**Agency registration number**  
123456

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## I. PROPERTY DETAILS

### 1. INSPECTION DETAIL

**Inspection Type:** Internal inspection

**Inspection Date:** 01 Feb 2022

**Time of Inspection:** 26 January 2022 - 3:0 PM

**Duration of Inspection:** 1 hour 0 minutes

**The following person(s) were present during the inspection:**

#	Full name	Participant Side	Extra Note
1	John Doe	ACME Valuation (The Agency)	N/A
2	Zoljargal Chimgun	EMCA Bank (The Client)	Acting as client representative

**Were there any limitations or restrictions during the inspection?:** No

**Inspection Note:** N/A

### 2. CHARACTERISTICS

#### A. LOCATION INFO



**Google coordinates:** [47.91733,106.90507](https://www.google.com/maps/place/47.91733,106.90507)

<b>Location Grade</b>	A
<b>Address</b>	Chingeltei District, 2nd Khoroo, Building 45, Unit 34, 14250, Ulaanbaatar, Mongolia
<b>Location and Surrounding Description</b>	As of 2020, Chingeltei district has a population of over 151,200 persons (39,113 households), covering 89.3 sq.km of the capital city. Originally formed as part of the 'Central Sukhbaatar' administrative District, created in 1965, the area that now comprises Chingeltei district was split off in 1922. The area now covers a space extending from the city's central residential and entertainment/retail area to the borders of Gandan and the Bayangol District. Chingeltei incorporates the "First 50,000" apartment complexes as well as many of the "First 40,000" apartments. The profile of Chingeltei's residential infrastructure is much the same as Sukhbaatar District's. 1960s low-rise apartments encircling now somewhat depreciated looking courtyards - many of which are now undergoing renovations in order to update children's play facilities and sporting/exercise facilities- are the main form of housing in the inner city part of the district. The target property is located close to the State department Store (5 mn walking distance). The area

	features many street level commercial facilities and restaurants. Accessibility of the property is deemed good.
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## B. PROPERTY INFO

Sub-type category	Apartment (Single floor)
Size	80 Square Metre (Mongolian Measurement Standard)
Floor location	2
Property Facilities	No Facilities
Flooring Type	Laminate.
Window Type	Double glaze - Windows have been replaced in 2019 with PVC frame windows.
Number of Rooms	3
Number of Bedrooms	2
Number of Bathrooms	2
Dedicated Indoor Garage Places	0
Dedicated Outdoor Garage Places	0
External Areas	Terrace
Handover Standard	Well equipped not furnished.
Occupancy Status	Vacant
Further Details	N/A

## C. BUILDING INFO

Building Name	Bld-10, Behind SDS
Completion Year	1950-1960's
Building Type	40K
Building Grade	C
State of Repair	Good
Total Building Floors	4
Developer	Soviet Union
Primary Anchor Tenant	Unknown
Energy Efficiency Grade	Unknown
External Wall	Brick and Plaster
Foundation Type	Unknown
Indoor Garage Place	0
Outdoor Garage Places	11 to 25

Facilities	No Facilities
Building and Construction Description	As the oldest apartment buildings in the city the 'First 40,000' apartments define the urban spaces of central Ulaanbaatar. Initially designed by Muscovite design firm Giprogor, their layout and design mirror those of workers cities across the former Soviet Union, with a few uniquely Mongolian touches added. Initially designed to provide 40,000 square meters of residential living space for city dwelling officials and workers, they have stood the test of time and remain iconic in the image of urban Mongolia. Construction of the buildings is quite simple: no foundation with walls made of thick brick and plaster coverage.

## D. CONDITION RATINGS

### Legend

CODE	COMPONENT AREA	EXAMPLES
A1	Vertical Circulation Penetrations	Stairs, lift/elevator shafts and ducts
A2	Vertical Technical Penetrations	Pipes, shafts and ducts
B1	External Wall	External wall of a building
B2	Internal Structural Elements	Internal structural walls and columns
B3	Internal Non Structural Elements	Internal non structural walls
C	Technical Services	Plant rooms, lift/elevator motor rooms and maintenance rooms
D	Hygiene Areas	Toilet facilities, cleaner's cupboards, shower rooms and changing rooms
E	Circulation Areas	All horizontal circulation areas
F	Amenities	Cafeteries, day care facilities, fitness areas and prayer rooms
G	Exclusive Use	Workplace
H	Other Areas	Balconies, covered galleries, Sheltered areas, unenclosed loading docks, internal car parking and storage rooms

### Rating

Floor / Code	A1	A2	B1	B2	B3	C	D	E	F	G	H
2					Ref #1						

	Not inspected
	No repair is currently needed. The property must be maintained in the normal way.
	Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

Defects that are serious and/or need to be repaired, replaced or investigated urgently.

References

DESCRIPTION		PICTURE REFERENCES
1	No Comment	Property picture(s) #4

E. SIZE - MONGOLIAN STANDARD

Room Type	Items		Floor (2) / Sqm		Total / Sqm
Living Area	Living room	S1	20		20
	Bedroom 1	S2	15		15
	Bedroom 2	S3	20		20
	Working space/office room	S4	0		0
Standard Facilities	Kitchen	S5	7		7
	Bar/food area	S6	0		0
	Toilet	S7	5		5
	Closet/storage room	S8	0		0
	Corridor	S9	5		5
	Bathroom	S10	5		5
External Areas	Terrace	Ste	10	3	3
Total Area (NIA)	Sa total		80		80



## II. PICTURES

### 1. PROPERTY PICTURES



#1: Bedroom 1



#2: Bedroom 2



#3: Corridor



#4: Crack on the wall



#5: Kitchen



#6: Living Room

## 2. BUILDING PICTURES



#1: Outside





***This report has been reviewed and approved by:***  
*John Doe*



*Signature (and stamp)*

**05 Feb 2022**

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