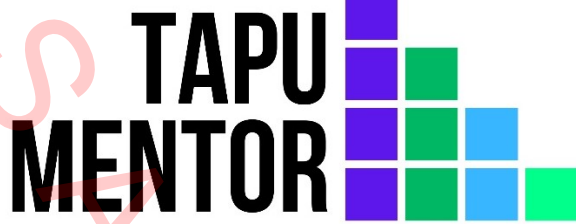


2021



Doc.No: DB-2112-007

CUSTOMIZED INVESTMENT REPORT

DEMAND-BASED

REQUESTER: AL AHMAD HUMARA

INTRODUCTION

Customized investment report (CIP) was created by compiling the most accurate and up-to-date data available in the light of the information that the requestor has provided to Tapumentor by filling out the sections on the requested form. Public third-party institution data is used for information not found in Tapumentor's database.

This report is prepared according to the demands that the requester sent. The selected regions, existing data, and additional information obtained are taken from the list compiled and created.

With this report, it is aimed that the person can complete his/her planned process most accurately. The accuracy of the data in the report has been confirmed, depending on the source. The responsibility for investment and all other trading decisions rests entirely with the user.

THE REQUESTOR INFORMATION

Name	Al Ahmad Humara
Phone	(+213) 5xx xx xx xx
E-Mail	a....@hotmail.com
Country	Algeria
Doc.No	DB-2112-007

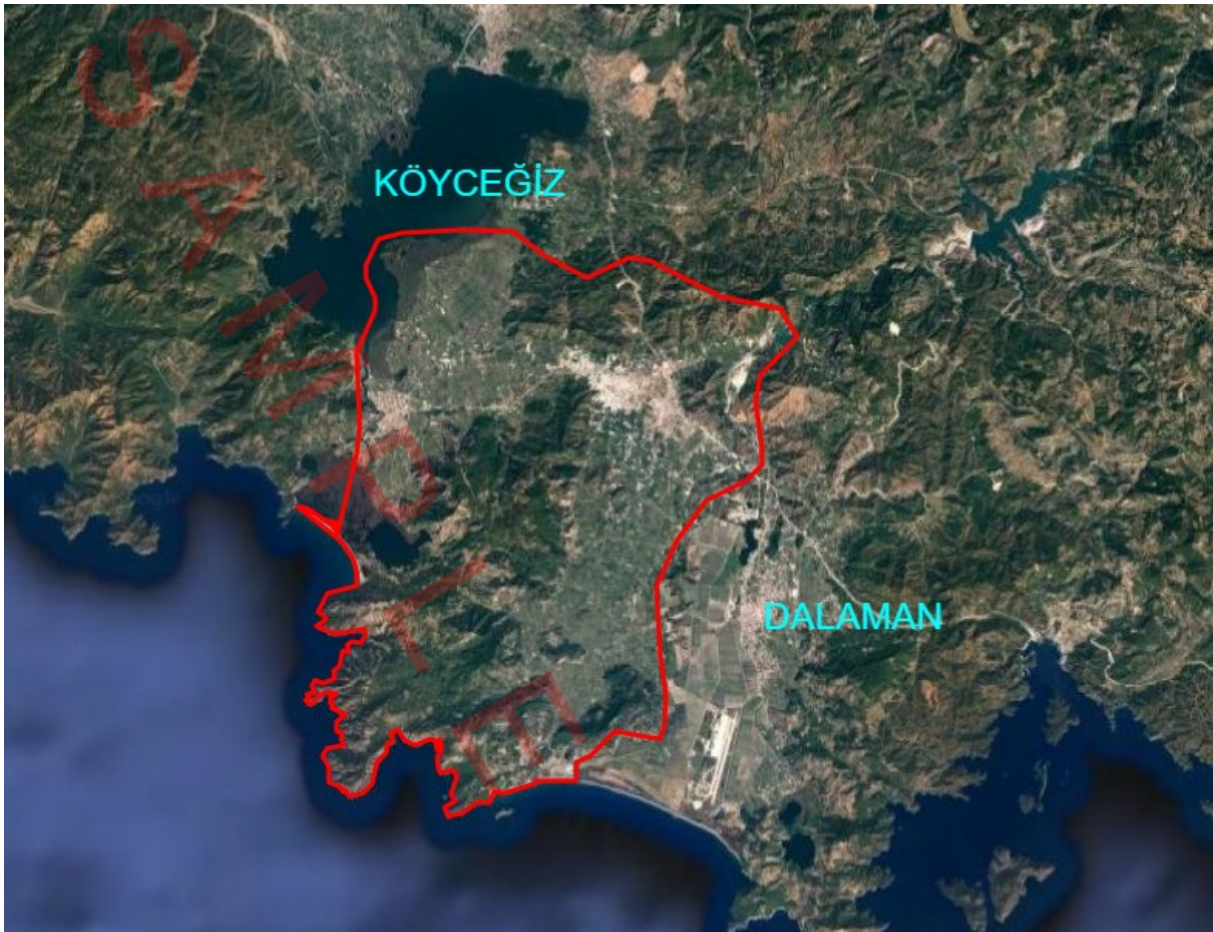
TWYW

Bedroom	minimum 2
Budget	maximum \$200.000
Demand	a detached house, nice gardening, closed to a beach, we would like to use the airport. We need security and services.

Date:	8-Dec-21
USD/TRY	13,62
EUR/TRY	15,39
CNY/TRY	2,16
JPY/TRY	11,97
IRR/TRY	0,40
SAR/TRY	3,63
RUB/TRY	0,19

*CBRT exchange rates at the time of the request have been issued. Calculations on the date you perform the transaction may vary.

SAMPLE
LOCATIONS
REPORT

Location #1 – Ortaca , Muğla


- Ortaca is one of the minor districts of Muğla. Neighbor districts are Köyceğiz and Dalaman

Demographics

	Ortaca	Muğla	Turkey
Population	51.737	1.000.773	83.614.362
Annual Pop. Growth	3,42%	1,79%	0,55%

- Annual population growth is significantly high. This increases the likelihood of increasing prices in the region. We can also think of it as a region preferred by people.

Age Distribution	Ortaca	Muğla	Turkey
under 24	31,00%	30,00%	38,00%
25-60	52,00%	51,00%	48,00%
over 60	18,00%	18,00%	14,00%

Marital Status	Ortaca	Muğla	Turkey
Married	51,62%	50,92%	47,29%
Single	17,82%	19,02%	21,18%
Divorced	6,06%	5,68%	3,19%
Partner Death	4,21%	4,64%	4,23%

- Based on age rates and marital status, the region is mostly on the radar of married and retired couples.

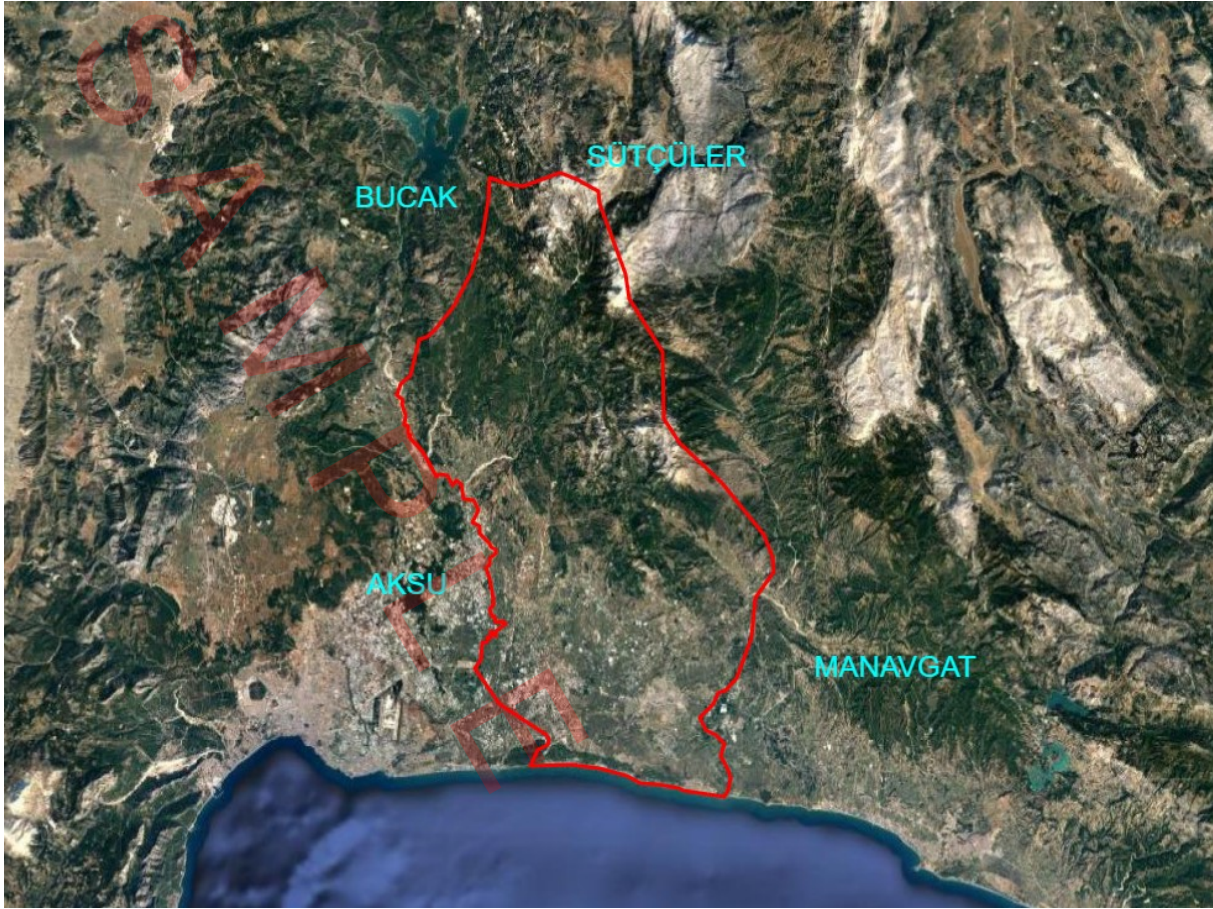
Education	Ortaca	Muğla	Turkey
Non-Educated	11,00%	10,00%	15,00%
Primary, High School	72,00%	71,00%	71,00%
College and upper	16,00%	17,00%	15,00%

- Education level is in average zone.

SocioEco Status	Ortaca	Muğla	Turkey
A-A+	16,00%	20,00%	17,00%
B	22,00%	25,00%	23,00%
C	34,00%	30,00%	27,00%
D	28,00%	25,00%	33,00%

- Socioeconomic level is relatively lower than Muğla but higher than Turkey.

Location #2 – Serik , Antalya



Serik is one of the major districts of Antalya. Neighbor districts are Aksu, Manavgat, Bucak (Burdur) and Sütçüler (Isparta)

Demographics

	Serik	Antalya	Turkey
Population	130.589	2.548.308	83.614.362
Annual Pop. Growth	0,90%	1,46%	0,55%

- The rate of population growth is low due to the development reflexes of the region.

Age Distribution	Serik	Antalya	Turkey
under 24	36,00%	35,00%	38,00%
25-60	50,00%	52,00%	48,00%
over 60	14,00%	13,00%	14,00%

Marital Status	Serik	Antalya	Turkey
Married	50,04%	47,62%	47,29%
Single	18,89%	19,45%	21,18%
Divorced	3,12%	5,00%	3,19%
Partner Death	3,80%	3,49%	4,23%

- Marriage and age distribution are in line with the general distribution of Turkey.

Education	Serik	Antalya	Turkey
Non-Educated	15,00%	17,00%	15,00%
Primary, High School	74,00%	72,00%	71,00%
College and upper	12,00%	12,00%	15,00%

- A relatively high level of education can be mentioned.

SocioEco Status	Serik	Antalya	Turkey
A-A+	14,00%	19,00%	17,00%
B	20,00%	27,00%	23,00%
C	36,00%	29,00%	27,00%
D	29,00%	24,00%	33,00%

- Household income and general social-economical structure are lower than the city status.

Location #3 – Seferihisar , İzmir



- Seferihisar is a well-known district in both İzmir and Turkey.

Demographics

	Seferihisar	İzmir	Turkey
Population	48.320	4.394.694	83.614.362
Annual Pop. Growth	8,52%	0,63%	0,55%

- Extremely high population growth is continuing for more years. The location is developing rapidly.

Age Distribution

	Seferihisar	İzmir	Turkey
under 24	28,00%	31,00%	38,00%
25-60	49,00%	51,00%	48,00%
over 60	23,00%	17,00%	14,00%

Marital Status

	Seferihisar	İzmir	Turkey
Married	51,95%	49,57%	47,29%
Single	18,45%	20,61%	21,18%
Divorced	6,93%	5,75%	3,19%
Partner Death	5,25%	5,03%	4,23%

- Location is especially preferred for couples who want to spend their retirement. The employment level is low.

Education	Seferihisar	İzmir	Turkey
Non-Educated	10,00%	11,00%	15,00%
Primary, High School	70,00%	70,00%	71,00%
College and upper	20,00%	19,00%	15,00%

- General education level is significantly high.

SocioEco Status	Seferihisar	İzmir	Turkey
A-A+	22,00%	22,00%	17,00%
B	28,00%	30,00%	23,00%
C	28,00%	26,00%	27,00%
D	22,00%	21,00%	33,00%

- Social-economic status is supporting other indicators.

SAMPLE
SOCIAL LIFE AND MORE
REPORT

Location #1 – Ortaca , Muğla

	Preschools	Primary	Mid	High	Private Education	Other
Schools (Government)	2	14	10	3	3	3
Schools (Private)	1	3	4	4	2	14

Shopping Malls 0

Hospitals 2

Clinics 2

Dentists 7

Urban Transportation

Nearest Coach Station	Fethiye Coach Station - 49,8 km (30,94 miles)
Nearest Airport	Dalaman Airport - 16,6 km (10,31 miles)
Nearest Port	Antalya Port - 245 km (152,24 miles)
Nearest Marina	Gocek Club Marina - 21,3 km (13,24 miles)

Highlights

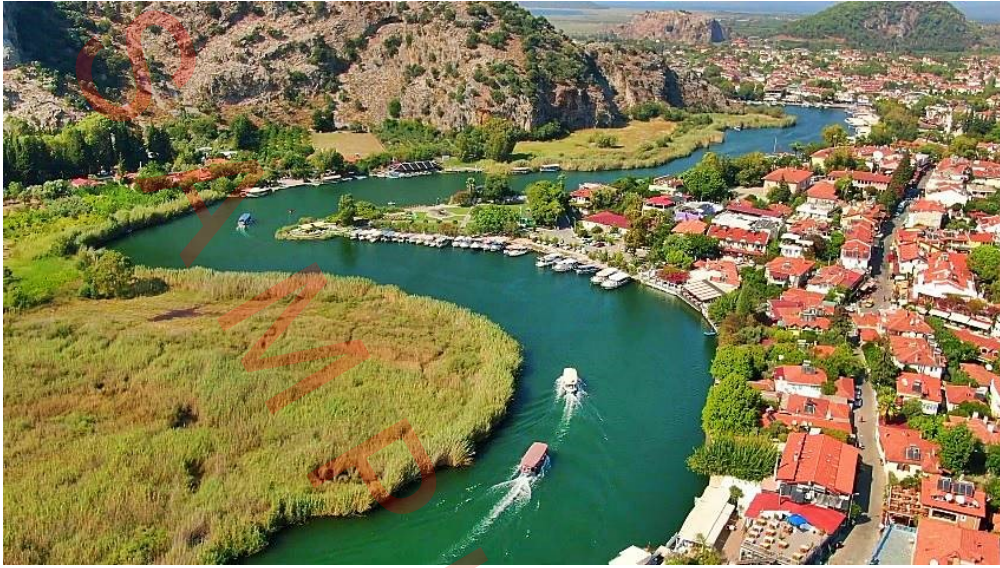
- 1 A very large landscaping and infrastructure project is being carried out around the Dalyan river. It will increase the value of the region.
- 2 Iztuzu beach, famous for its caretta caretta turtles, is located here.
- 3 It has a very impressive nature thanks to its long beaches, Dalyan river, hot springs and Köyceğiz lake.

Pros

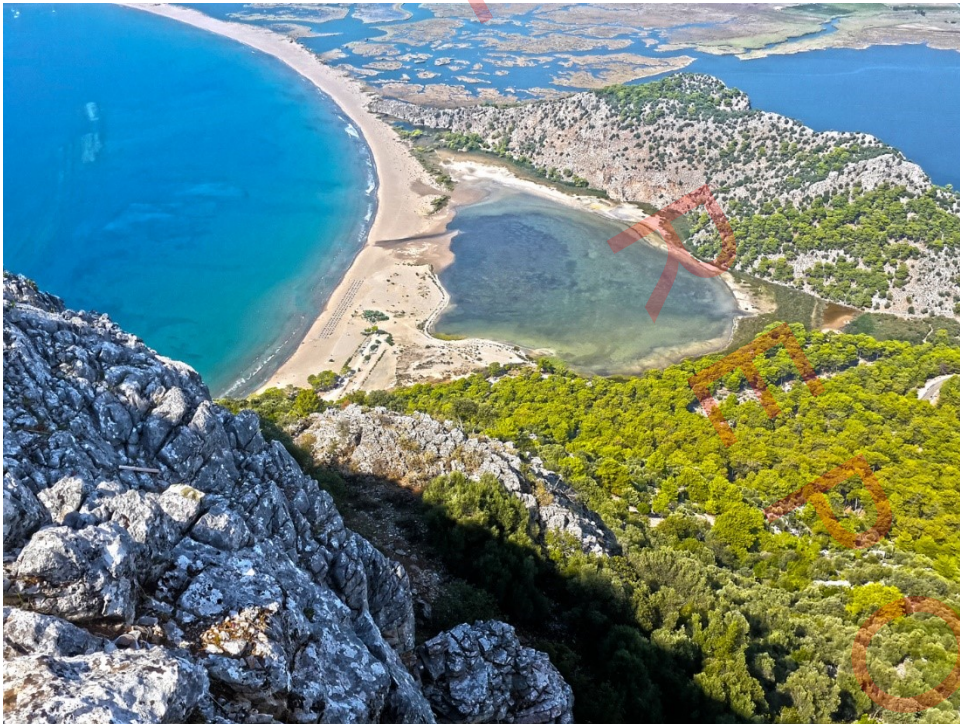
- 1 The cost of living is very low compared to other regions around it.
- 2 Sophisticated accommodations and social living facilities are available.
- 3 The location of the city center is at a good level when it comes to transportation and access to necessities.

Cons

- 1 There are many protected areas due to wildlife and ancient cities. For this reason, construction and zoning permits take a long time.
- 2 It is a region with a lot of daily visitors.
- 3 It is relatively hard to find house for sale. Constructors and developers are preferring housing for rent.



Dalyan River
(gezicini.com)



İztuzu Beach
(ortaca.bel.tr)

Location #2 – Serik , Antalya

	Preschools	Primary	Mid	High	Private Education	Other
Schools (Government)	2	34	35	9	6	7
Schools (Private)	9	4	6	9	6	20

Shopping Malls	1	The Land of Legends
-----------------------	---	---------------------

Hospitals	2
------------------	---

Clinics	32
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Dentists	26
-----------------	----

Urban Transportation

Nearest Coach Station	Serik Coach Station - 2,2 km (1,37 miles)
------------------------------	---

Nearest Airport	Antalya Airport - 28,9 km (17,96 miles)
------------------------	---

Nearest Port	Antalya Port - 54,9 km (34,11 miles)
---------------------	--------------------------------------

Nearest Marina	Antalya Setur - 54,8 km (34,05 miles)
-----------------------	---------------------------------------

Highlights

- 1 A new congress hall and treatment facility is constructing.
- 2 It has a magnificent 22 km (14 miles) long beach.
- 3 It is the home of a famous city like Aspendos. Rafting is possible. Therefore, it is especially attractive for foreigners.

Pros

- 1 Unemployment is low and income levels are high because the region is very advanced in both greenhouse and tourism.
- 2 There are over 50 touristic resorts in the region. Professional golf courses are available at many tourist facilities. Number one in Turkey, especially in golf-related matters.
- 3 It has a lot of options in the field of education and health.

Cons

- 1 Due to the excess of agricultural land, the high number of historical places and tourist facilities, the supply of housing is limited and the options are scarce.
- 2 There are serious problems with public transport. Due to the accommodation system in hotels, tourists do not leave the hotel. Therefore, urban social life is limited.
- 3 The center and the coastal part of the region are quite far apart.



**Köprücay
Rafting**
(TRT Haber)



Land of Legends
(novatours)

O
R
T

Location #3 – Seferihisar, İzmir

	Preschools	Primary	Mid	High	Private Education	Other
Schools (Government)	1	11	8	4	0	3
Schools (Private)	2	0	0	1	1	6

Shopping Malls 0

Hospitals 1

Clinics 5

Dentists 14

Urban Transportation

Nearest Coach Station	İzmir City Coach Station - 62,1 km (38,59 miles)
Nearest Airport	İzmir Adnan M. Airport - 54,6 km (33,93 miles)
Nearest Port	Alsancak Port - 48,7 km (30,26 miles)
Nearest Marina	Teos Marina Sigacik - 6,1 km (3,79 miles)

Highlights

- 1 Here is the first district in Turkey to be accepted into the international cittaslow movement. (www.cittaslow.org)
- 2 A major infrastructure project for water supply is currently underway.
- 3 Especially on weekends, there are a lot of visitors from other parts of the city to the markets and beaches here.

Pros

- 1 It has a lot of activity possibilities. Many activities can be done with historical sites, beaches, thermal waters and forests.
- 2 New urban zoning plans and new investments are being made for the development of thermal tourism in the region. Its international awareness will increase.
- 3 Many people from other cities and countries have decided to live here. There is a very attractive and colorful social life.

Cons

- 1 There is a shortage of facilities and services in terms of health and education.
- 2 Since there are large military areas, some properties can be blocked from selling to foreigners.
- 3 Urbanization is broken in the center of the region and there are shortcomings in public transport.



Teos Marina
(marinas)



Ekmeksiz Beach
(Seferihisar.bel.tr)

SAMPLE

REAL ESTATE MARKET DATA

REPORT

Location #1 Ortaca, Muğla

Location	Ortaca				Muğla				Turkey			
Average	4.678,00	₺/m2	343,47	\$/m2	10.015,00	₺/m2	735,32	\$/m2	3.535,00	₺/m2	259,54	\$/m2
Sales Price	434,60	₺/ft2	31,91	\$/ft2	930,42	₺/ft2	68,31	\$/ft2	328,41	₺/ft2	24,11	\$/ft2

Price Changes	Ortaca				Muğla				Turkey			
Annual	46,28%				54,15%				34,43%			
Biennial	135,08%				141,03%				76,84%			
Quadrennial	192,56%				163,90%				81,17%			

	Ortaca				Muğla				Turkey			
Average	15,33	₺/m2	1,13	\$/m2	24,11	₺/m2	1,77	\$/m2	16,84	₺/m2	1,24	\$/m2
Rent Price	1,42	₺/ft2	0,10	\$/ft2	2,24	₺/ft2	0,16	\$/ft2	1,56	₺/ft2	0,11	\$/ft2

Price Changes	Ortaca				Muğla				Turkey			
Annual	50,44%				23,26%				27,67%			
Biennial	89,73%				45,86%				47,33%			
Quadrennial	177,72%				67,90%				38,94%			

- ORTACA offers more reasonable options than high prices throughout the Muğla. Moreover, the rates of return are approximately the same. Therefore, it allows you to invest on lower budgets.
- Rental income rates also remain high compared to the amount of investment. Therefore, it is a good option to earn rental income when you are not using it.

Location #2 Serik, Antalya

Location	Serik				Antalya				Turkey			
Average	5.047,00	₺/m2	370,56	\$/m2	4.741,00	₺/m2	348,09	\$/m2	3.535,00	₺/m2	259,54	\$/m2
Sales Price	468,88	₺/ft2	34,43	\$/ft2	440,45	₺/ft2	32,34	\$/ft2	328,41	₺/ft2	24,11	\$/ft2

Price Changes	Serik				Antalya				Turkey			
Annual	56,64%				43,97%				34,43%			
Biennial	133,55%				111,27%				76,84%			
Quadrennial	211,16%				159,50%				81,17%			

	Serik				Antalya				Turkey			
Average	15,05	₺/m2	1,10	\$/m2	21,28	₺/m2	1,56	\$/m2	16,84	₺/m2	1,24	\$/m2
Rent Price	1,40	₺/ft2	0,10	\$/ft2	1,98	₺/ft2	0,15	\$/ft2	1,56	₺/ft2	0,11	\$/ft2

Price Changes	Serik				Antalya				Turkey			
Annual	15,15%				42,34%				27,67%			
Biennial	52,02%				60,73%				47,33%			
Quadrennial	140,42%				155,46%				38,94%			

Location #3 Seferihisar, İzmir

Location	Seferihisar				İzmir				Turkey			
Average Sales Price	6.499,00	₺/m2	477,17	\$/m2	4.958,00	₺/m2	364,02	\$/m2	3.535,00	₺/m2	259,54	\$/m2
	603,78	₺/ft2	44,33	\$/ft2	460,61	₺/ft2	33,82	\$/ft2	328,41	₺/ft2	24,11	\$/ft2

Price Changes	Seferihisar				İzmir				Turkey			
Annual	65,03%				34,40%				34,43%			
Biennial	131,86%				75,19%				76,84%			
Quadrennial	169,78%				96,67%				81,17%			

	Seferihisar				İzmir				Turkey			
Average Rent Price	21,50	₺/m2	1,58	\$/m2	19,39	₺/m2	1,42	\$/m2	16,84	₺/m2	1,24	\$/m2
	2,00	₺/ft2	0,15	\$/ft2	1,80	₺/ft2	0,13	\$/ft2	1,56	₺/ft2	0,11	\$/ft2

Price Changes	Seferihisar				İzmir				Turkey			
Annual	50,14%				28,24%				27,67%			
Biennial	86,96%				45,68%				47,33%			
Quadrennial	142,66%				72,05%				38,94%			

SAMPLE

PORTFOLIO FOR SALE

REPORT

Sample Listing #1 –Ortaca, Muğla



Bedroom	3
Bathroom	1
Net Usage Area - m2	110
Interior	Air condition, fireplace, sun powered water heating
Features	Nice garden, swimming pool,
Price	\$ 152.000,000
Purchase Costs	
Stamp Duty	\$ 6.080,000
VAT	\$ -
Brokerage	\$ 3.587,200
Annual Expenses	
Property Tax	\$ 31,00
Facility Management	\$ 176,21
DASK Insurance	\$ 34,00
High value tax	\$ -

Sample Listing #2 – Serik, Antalya



Bedroom	2	
Bathroom	1	
Net Usage Area - m2	80	
Interior	Air condition, repairs needed	
Features	Adjacent housing, swimming pool, kindergarten, sports center, closed to beach	
Price	\$	165.000,000
Purchase Costs		
Stamp Duty	\$	6.600,000
VAT	\$	-
Brokerage	\$	3.894,000
Annual Expenses		
Property Tax	\$	29,00
Facility Management	\$	150,00
DASK Insurance	\$	29,00
High value tax		

Sample Listing #3 – Seferihisar, İzmir



Bedroom	3	
Bathroom	2	
Net Usage Area - m2	110	
Interior	Pergola, brand new, kitchen electronics	
Features	Nice garden, swimming pool, sea view, gated community	
Price	\$	200.000,000
Purchase Costs		
Stamp Duty	\$	8.000,000
VAT	\$	-
Brokerage	\$	4.720,000
Annual Expenses		
Property Tax	\$	34,00
Facility Management	\$	95,00
DASK Insurance	\$	33,00
High value tax	\$	-

Notes for Expenses

- Property taxes and insurance premiums will vary according to the exact address and building situation.
- Income tax must be paid in case of renting or selling.
- Inheritance tax is paid if inheritance status occurs.
- Tax procedures should be organized according to double taxation.

© TAPU MENTOR
PROPERTY REPORT

SAMPLE

COMMENTS AND CONCLUSION

REPORT

Eligibility to living

Seferhisar is seen as the frontrunner of a socioeconomic structure. In addition, the high tourism activity in Serik provides an advantage in terms of the ease of life of foreigners.

Eligibility to healthcare

Serik serves significant healthcare solution alternatives. Oppositely choices in Seferihisar are very low. Demand for healthcare services must be considered.

Eligibility to education

a similar picture in health care is valid in the field of education. With this, the quality of education is higher due to the socioeconomic structure in Seferihisar.

Eligibility to investment

The rate of increase in prices and population movements indicates that there is an opportunity to invest in all locations.

It is necessary to choose the location according to the expectation of return and risk perception of the investment to be made. If it is also wanted to be evaluated on rental, Ortaca comes to the fore. Seferihisar is the location where demand is high and Ortaca is the place that is likely to intensify in the future.

Investment opportunities score

This scoring was created to express the availability of real estate options that meet the requested criteria.

This score aims to give you an idea of your options to find the property you want. If the score is too high, the criteria should be revised.

Ortaca IOS: 7/10

Serik IOS: 6/10

Seferihisar IOS: 8/10

Future of the investment

Ortaca offers a low-budget environment for investment, coupled with the low current prices and the rapid rise of rental prices. Since its popularity is not yet sufficient, it is right to see this as an opportunity.

Serik lags slightly behind with relatively low prices and a lack of options. Short-term rental investment can be made here due to the tourist season. In addition, the excess of social and public facilities makes this place more livable.

Seferihisar is in high demand. It is a region that is active in almost every period. Since it is preferred for retirement, a view of this market is required.

Conclusion

These regions, selected according to the demands reached, are not very different in total value in return on investment, risk scale and opportunities.

In the light of all the information given, you can make decisions based on the perception of life that comes to life in your head.

Ortaca to reach higher value in the future with a lower budget; Serik for a wide living infrastructure and a consistent market; Seferihisar stands out in terms of high level socioeconomic structure and surplus options.

You may ask for more about this report and additional questions.

Please contact us to reach to the portfolio and alternative listings.

Disclaimer

This report has been prepared in light of the information conveyed by the aforementioned person, taking into account publicly available data and market research.

The accuracy of the data may vary depending on the source. Responsibility for the decisions made according to this report rests entirely with the requester.

Tapumentor undertakes that personal data will be stored and processed by the relevant laws.

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SAMPLE
REPORT