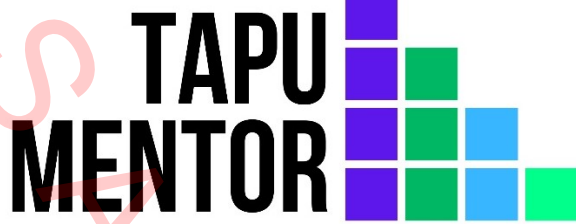


2021



Doc.No: LB-2112-013

CUSTOMIZED INVESTMENT REPORT

LOCATION-BASED

REQUESTER: ALTON HERRAN

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.

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	Alton Herran
Phone	(+32) 466 xxx xx xx
E-Mail	a....@gmail.com
Country	Belgium
Doc.No	LB-2112-013

Location	
City	Samsun
District	Atakum
Neighborhood	(All)

TWYW	
Bedroom	3
Budget	\$ 100.000,00
Request	Sea view, free parking, closed to a hospital, two bathrooms, renewed or newly built apartment

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

LOCATION

REPORT



- Atakum is one of the major districts of Samsun. Neighbor districts are İlkadım, Ondokuzmayıs, Bafra and Kavak.

Demographics	Atakum	Samsun	Turkey
Population	221.082	1.356.079	83.614.362
Annual Pop. Growth	2,53%	0,56%	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	Atakum	Samsun	Turkey
under 24	36,00%	35,00%	38,00%
25-60	51,00%	48,00%	48,00%
over 60	13,00%	17,00%	14,00%

Marital Status	Atakum	Samsun	Turkey
Married	47,80%	50,34%	47,29%
Single	22,70%	20,08%	21,18%
Divorced	3,25%	2,86%	3,19%
Partner Death	3,33%	5,38%	4,23%

- Single people rate is high which means potential for rental homes.

Education	Atakum	Samsun	Turkey
Non-Educated	10,00%	15,00%	15,00%
Primary, High School	61,00%	71,00%	71,00%
College and upper	30,00%	14,00%	15,00%

- Extremely high education level is a good signal for good services and stable prices.

SocioEco Status	Atakum	Samsun	Turkey
A-A+	18,00%	11,00%	17,00%
B	28,00%	18,00%	23,00%
C	29,00%	36,00%	27,00%
D	24,00%	35,00%	33,00%

- Socioeconomic level is much higher than average. You might think there is a high taste in life.

SAMPLE

SOCIAL LIFE AND MORE

REPORT

Schools

	Preschools	Primary	Mid	High	Private Education	Other
Schools (Government)	6	25	19	12	6	3
Schools (Private)	39	21	21	26	14	82

- Government schools are free. Private schools' costs may vary according to service capacity and quality.

Shopping Malls

There are two malls in the location.

Yeşilyurt AVM - <https://www.yesilyurtavm.com/>

City Mall - <https://www.citymallavm.com/>

Healthcare

Hospitals	5
Clinics	3
Dentists	35

- Health insurance is needed for healthcare. All services will be paid without insurance.
- Clinics give limited services.

Transportation and Socializing

City Transportation	-
Nearest Coach Station	Samsun City Coach Station - 8,6 km (5,34 miles)
Nearest Airport	Samsun Çarsamba Airport - 31,2 km (19,39 miles)
Nearest Port	Samsunport - 6,7 km (4,16 miles)
Nearest Marina	Sailing Club - 5,1 km (3,17 miles)

Museums	0
Halls / Art Centers	13

- Halls generally serve theatre shows and meetings.

Highest Rated Restaurants

1	Marin Restaurant - 9.2/10
2	Cigerci Baba - 9.1/10
3	Happy Moon's - 9.1/10

Highest Rated Pubs

1	The Mest - 8.9/10
2	Yelken Spor Club - 8.9/10
3	Paraşüt Pub - 8.8/10

Most Popular Public Spaces

1	Batıpark
2	Türkış Beach
3	Çakırlar Camping

- The scores and information are from Foursquare ratings. Public spaces are chosen for rest and jogging.

Activity Options

1	Atakum has long and sandy beaches. You may swim and get sunbathe in the summer season. Jogging and cycling are other activities for other seasons.
2	Camping on rural and forestry areas
3	Hanging out on pubs and bars on Adnan Menderes Blvd.

- Atakum is the most living region of Samsun.

Religion

Religion	
Mosques	133
Church	2
Synagogue	0
Djemevi	1

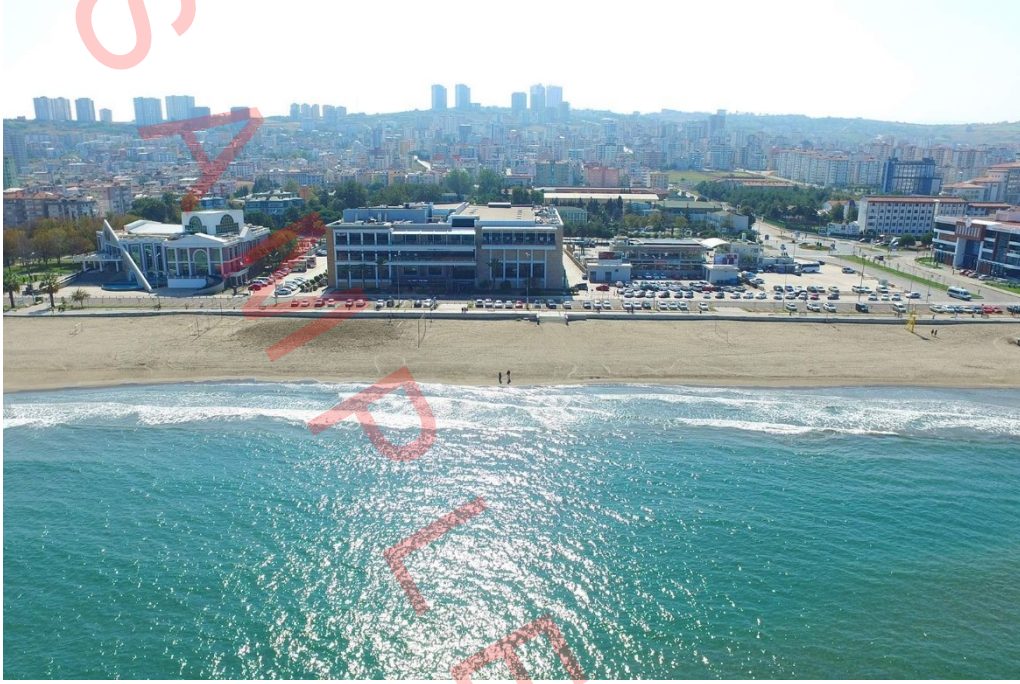
- There is a little praying issue for Jewish people. Samsun is above average in the total number of mosques in the country.



**Marin
Restaurant**
(hotels.com)



**Yelken Club and
Marina**
(official site)



Yeşilyurt Mall
(linkedin.com)



**Çakırlar
Camping**
(haberturk.com)

Key Points, Hints, and Developments

Highlights

1	Due to Deaflympics, sports centers were built in many different branches in 2017. Therefore, there are advanced facilities where you can play all kinds of sports.
2	The municipality focuses more on accessibility and sustainability. Issues such as preventing food waste and producing less waste are at the forefront.
3	%44 of all annual house sales of Samsun happened in Atakum. The market is powerful.

Key Developments

1	A new library will be built in 2022.
2	Four urban renewal projects are planned for the next 2 years.
3	A new sports hall construction is continuing.

Pros

1	It has a qualified urban texture with its long beach, colorful social facilities, and quality infrastructure.
2	Business zones and industrial areas are not located in this region. However, employees prefer to live here.
3	Cycling is more comfortable as it is not a very challenging place to topography.

Cons

1	There is an intense building texture, as most medium and high-rise buildings are built.
2	The rate of internal migration is high. Therefore, there is a mixed sociological structure.
3	Summer activities are limited due to the short season.

- This information and hints are prepared to help to imagine the future life of the location.

SAMPLE

REAL ESTATE MARKET DATA

REPORT

Sales

Location	Atakum				Samsun				Turkey			
Average Sales Price	3.360,00	₺/m2	246,70	\$/m2	2.881,00	₺/m2	211,53	\$/m2	3.535,00	₺/m2	259,54	\$/m2
	312,15	₺/ft2	22,92	\$/ft2	267,65	₺/ft2	19,65	\$/ft2	328,41	₺/ft2	24,11	\$/ft2

- Prices are 16,6% higher than the city average, 5,0% lower than the country average.

Price Changes	Atakum	Samsun	Turkey
Annual	44,02%	37,53%	34,43%
Biennial	88,70%	79,94%	76,84%
Quadrennial	121,68%	111,80%	81,17%

- Sales prices are increasing significantly faster than both city and the country. This is a verified signal for an investment decision.

Rents

	Atakum				Samsun				Turkey			
Average Rent Price	15,55	₺/m2	1,14	\$/m2	12,78	₺/m2	0,94	\$/m2	16,84	₺/m2	1,24	\$/m2
	1,44	₺/ft2	0,11	\$/ft2	1,19	₺/ft2	0,09	\$/ft2	1,56	₺/ft2	0,11	\$/ft2

- Rent prices are showing the same position according to sales prices.

Price Changes	Atakum	Samsun	Turkey
Annual	43,58%	37,12%	27,67%
Biennial	64,38%	60,96%	47,33%
Quadrennial	125,69%	106,80%	38,94%

- Rising rents show stability in the market.

Additional Investment Notes

	Atakum				Samsun				Turkey			
Average House Size	140,00	m2	1.506,95	ft2	140,00	m2	1.506,95	ft2	110,00	m2	1.184,03	ft2

- You may find larger houses in Atakum.

	Atakum				Samsun				Turkey			
Average Rental Yield	4,5%		22,0	years	4,3%		23,0	years	4,8%		21,0	years

Min-Max Sales Prices	Atakum				Samsun				Turkey			
Minimum	2.215,00	₺/m2	162,63	\$/m2	1.589,00	₺/m2	116,67	\$/m2	1.880,00	₺/m2	138,03	\$/m2
	205,78	₺/ft2	15,11	\$/ft2	147,62	₺/ft2	10,84	\$/ft2	174,66	₺/ft2	12,82	\$/ft2
Maximum	5.013,00	₺/m2	368,06	\$/m2	4.600,00	₺/m2	337,74	\$/m2	9.400,00	₺/m2	690,16	\$/m2
	465,72	₺/ft2	34,19	\$/ft2	427,35	₺/ft2	31,38	\$/ft2	873,29	₺/ft2	64,12	\$/ft2

	Atakum				Samsun				Turkey			
Average Listing Period			66	days			65	days			66	days

	Atakum				Samsun				Turkey			
	Type	Yield	Years		Type	Yield	Years		Type	Yield	Years	
Highest Yield House Type	Single Bedroom	7,14%	14		Single Bedroom	7,14%	14		Single Bedroom	5,00%	20	
Lowest Yield House Type	5 Bedrooms	3,33%	30		6 Bedrooms	3,23%	31		4 Bedrooms	3,85%	26	

- Single bedroom apartments are the right choice for high yield rental incomes.

SAMPLE

PORTFOLIO FOR SALE

REPORT

Sample Listing #1



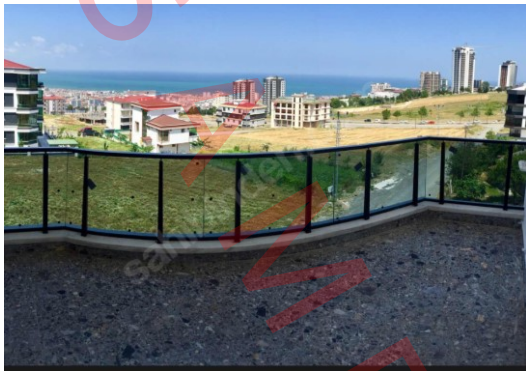
Bedroom	3
Bathroom	2
Net Usage Area - m2	140
Interior	Natural gas heating, decorative lightning, brand new, two balconies
Features	4 story building, free parking, newly built
Price	\$ 100.000,000
Purchase Costs	
Stamp Duty	\$ 4.000,000
VAT	\$ 0
Brokerage	\$ 2.360,000
Annual Expenses	
Property Tax	\$ 24,00
Facility Management	\$ 70,48
DASK Insurance	\$ 22,00
High-value tax	\$ 0

Sample Listing #2



Bedroom	3
Bathroom	2
Net Usage Area - m2	190
Interior	Natural gas heating, dressing room, brand new
Features	4 stories building, closed to the beach, public transport, free parking
Price	\$ 105.000,000
Purchase Costs	
Stamp Duty	\$ 4.200,000
VAT	\$ -
Brokerage	\$ 2.478,000
Annual Expenses	
Property Tax	\$ 25,00
Facility Management	\$ 88,11
DASK Insurance	\$ 23,50
High-value tax	\$ -

Sample Listing #3



Bedroom	3
Bathroom	2
Net Usage Area - m2	140
Interior	Natural gas heating, rustic kitchen, decorative lightning
Features	11 story building, free car park, closed to tram station, CCTV security, fitness room, playground, sea view
Price	\$ 100.000,000
Purchase Costs	
Stamp Duty	\$ 4.000,000
VAT	\$ -
Brokerage	\$ 2.360,000
Annual Expenses	
Property Tax	\$ 23,50
Facility Management	\$ 105,73
DASK Insurance	\$ 21,50
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.

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PROPERTY REPORT

SAMPLE

COMMENTS AND CONCLUSION

REPORT

Eligibility to living

Socioeconomic structure and rich social life were seen as strong signals to live. In addition, the richness of schools and transportation suggests that the region is very suitable for living.

Eligibility to healthcare

There are sufficient facilities to access all health services. It is considered suitable for the purchase of health services.

Eligibility to education

Both public and private school opportunities are plentiful. In addition to these, there is one university in the region (19 Mayıs University). Eligibility has been awarded because there is high availability of access to a suitable training facility close to your property.

Eligibility to investment

Due to the high rate of population growth, average age, and proper urban texture, prices are increasing above average. It has been observed that this situation is long-lasting and sustainable.

On the other hand, price growth rates and rent multiplier data have shown that the region is suitable for investment.

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.

IOS: 8/10

Future of the investment

The land stock of the region suitable for housing development is at a sufficient level. It would be right to expect that the demand will be high because of its geographical location and its high perception of the city. In this case, we think that the increase in rental income will be in line with inflation. The same situation is expected in the increase in housing prices. A consistent market is seen in the investment future of the region.

Conclusion

According to the criteria given, it has been concluded that the aforementioned property investment will be the right decision.

At present, we can say that this residence is a much better option to live in than to invest.

When evaluated for investment purposes, it will be a sustainable and consistent instrument.

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.

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