

## Single-family house Tramstrasse 10, 8050 Zürich



IAZI market value CHF 1,638,000.- ★★★★★

Appraisal quality High quality of appraisal  
Appraisal model 4th quarter 2016  
Calculations IAZI AG, Zurich

Object ID Test1  
Date of Entry 1/26/2017  
Recording IAZIAdmin IAZI

### Information & liability limitation

The indicated market value is based on the object characteristics entered by the user. It represents the most probable price to be obtained on the market for the given object at the moment of appraisal. Negotiation skills, information level of the parties, time pressure and other factors might lead to differences to this value. IAZI does not guarantee the reliability and completeness of the information and declines any liability for direct or indirect damages that may result from its use.

## Object characteristics

### Coordinates

Street / Number	Tramstrasse 10
Zip / Town	8050 Zürich
Land Register	Zürich
Lot number	Test-123
Location within the town	Good
Score	3.0

### Dimensions

House type	Individual
Net living surface	150 m <sup>2</sup>
Volume (incl. garages)	750 m <sup>3</sup>
Volume standard	SIA 116
Land surface	400 m <sup>2</sup>
Expandable attic	No
Secondary residence	No
Luxury object	No

### Building

Building year	1980
Renovation / Year	2014
Building condition	Very good - Good
Building quality	Good - Fair
Minergie standard	No
Value-relevant servitude	No
Building rights / expiry date	None

### Elements

Number of rooms	5.5
Room counting mode	Kitchen not counted as room
Number of bathrooms	2
Number of separate toilets	1

### Parking spaces

Number of individual garages	1
Number of underground parking	0
Number of external parking	1

## Object characteristics & Appraisal

### Transaction

Transaction type	Other
Transaction date	1/1/1980
Transaction price	CHF 1,000,000.-
Status of the transaction	Risk analysis

### General

Comments

-

### Appraisal

IAZI market value CHF 1,638,000.- ★★ ★

Information

Good estimation quality  
Appraisal at 31.12.2016

Adjustment

-

Reason

-

Total market value

CHF 1,638,000.-

## Detailed Information

LOCATION WITHIN THE TOWN	Good
<b>Quality local supply (distances)</b>	
Bus stop	< 5 min.
Shopping	< 5 min.
Playschool	10 to 20 min.
School	10 to 20 min.
High school	10 to 20 min.
Local recreation	10 to 20 min.
<b>Quality of living area</b>	
Noise exposure	Few noise
Most interfering noise source	Road traffic
Electric smog potential	No
View (best)	Limited view
Solar radiation (best)	More than one half of the day
<b>Quality of the situation</b>	
Unique Situation	No
BUILDING CONDITION	Very good - Good
<b>Building condition</b>	
Facade	New (<= 3 years)
Roof	Good condition
Secondary spaces	Good condition
Electrical facilities	Good condition
Sanitary / heating facilities	New (<= 3 years)
Damp damage	No
Lifts	-
<b>Condition of the living rooms</b>	
Living / sleeping rooms	Good condition
Kitchen / bathrooms	New (<= 3 years)

# HEDONIC MARKET VALUE



Tramstrasse 10, 8050 Zürich

Single-family house



<b>BUILDING QUALITY</b>	<b>Good - Fair</b>
<b>Practicability</b>	
Room flexibility	Standard layout
Equipment living / sleeping rooms	Standard interior
Equipment kitchen / bathroom	Standard interior
<b>Quality of the external area</b>	
Surrounding area	Standard design
<b>Technical quality</b>	
Noise protection	Good insulation
Thermal insulation	Standard insulation (acc. to law)
Heat generation	Heat pump
Solar collector	No
Heat distribution	Floor heating

## Definitions & Explanations

### Coordinates

#### Address

ZIP and town entry are important elements for the appraisal. Based on this input around 50 factors related to the quality of the community as well as the location (macro location) are determined. Please pay attention to a correct association between ZIP and town as this can result in different appraisal values.

With the corresponding licence, the precise location can be derived based on street and house number and give automatically a direct assessment of the location within the town (micro location).

#### Land Register & Lot number

Optionally, land registers and corresponding lot numbers can be entered.

#### Quality of location in town

It should be assessed the quality of the location of the building within the community or the neighborhood (zip code).

Depending on the use of the building, consider:

- View and orientation (solar radiation)
- Neighborhood
- Noise level and pollution
- Access to public transport
- Proximity to schools or shops (post office, banks, stores)
- Presence of recreational areas (nature / sports)

For objects in mountain areas consider furthermore:

- Distance to ski slopes, ski lifts and their operation time (annually or semi-annually)

### Dimensions

#### House type

Select the appropriate type of house. The following types are available:

- individual
- semi-detached
- adjacent (in the middle)
- adjacent (in the corner)
- in a terraced slope

For objects in a terraced slope, which are legally set-up as condos, it is suggested to use the appraisal model for condominiums.

#### Net living surface

The net living surface respectively the net usable surface is the part of the usable surface, which is specified for the primary use of the building. This definition corresponds to the norm SIA 416.

- Incl.: entrance and courtyard, mobile walls, interior stairs, fireplace
- Excl.: external walls, internal walls, chimney, balcony, patio, attic, basement, rooms with roomheight under 1.2m, and storerooms.

#### Volume (incl. garages)

The volume of the building must also include the volume of the garage(s). Note that the volume of underground parking has to be included in the total volume of investment properties only. Enter the volume in m<sup>3</sup> and define the corresponding norm.

Tramstrasse 10, 8050 Zürich

Single-family house

## Volume standard

Select the norm that has been applied to the volume. Choose between «Building insurance», «SIA116», «SIA416» und «Others». In some cantons the official building insurance is following a SIA-norm. In those cases select the respective norm.

## Land surface

Enter the land area in m<sup>2</sup> according to Land Registry (only in construction zones).

## Expandable attic

Type «Yes» if the attic could still be extended and «No» if has already been extended or no extension is possible (flat roofed building, legal limitations).

## Secondary residence

Select «Yes» if the object serves primarily as a holiday home and if it is located in a touristic community. Due to the limited number of comparable objects, the appraisal of holiday homes in non-touristic areas is marked as atypical (red / \*).

## Luxury object

Indicate «Yes» if the object can be considered as luxurious. In order to qualify for this, at least three of the following elements must be present:

- Swimming pool (open or covered)
- Sauna
- Tennis court
- Renowned architect
- High-quality material (kitchen, security system, ...)
- Exceptional size and number of rooms
- Exceptionally large land surface with corresponding outdoor area
- Lift in single-family home or two-storey apartment complex

Due to the limited number of comparable objects, the appraisal of luxury objects is marked as atypical (red / \*).

## Building

### Building year

Enter the year of construction. If you have not specified the exact year of construction, this must be estimated.

### Renovation / Year

If a major renovation of the object has taken place, please enter the corresponding year. In order to be considered as a major renovation at least 15-20% of the building insurance value has to be reinvested.

### Building condition

For the condition of a building are to be considered:

- the building shell (facade, windows, roof)
- the supporting structure
- general technical systems (Heating, sanitary facilities, principal electrical distribution, ventilation system, lift system)
- the expansion of general surfaces (cellar rooms, washrooms and drying rooms, staircases etc.)

With regards to the interior surfaces, please consider the condition of kitchen, bathrooms, living rooms, bedrooms, the linings, walls and ceilings for the assessment.

## Building quality

With this variable, the basic structure is assessed. Pay attention to following points:

- Mode of construction
- Quality of materials used in constructing, insulating, glazing
- Kitchen and bath furnishing
- Quality of outdoor and environment design
- Quality of the architectural plan (floor plan, lighting conditions, access to rooms etc.)
- Quality of heating generation and distribution

## Minergie standard

Indicate whether the building is certified according Minergie-standards. For objects, which are not certified but of high quality, this aspect has to be considered in the field «Building quality».

## Value-relevant servitude

Select «Yes» if the building is charged with a substantial and price relevant servitude. Substantial servitudes are for example:

- Construction regulations (with regards to height, utilisation, spacing) that are beyond normal legal standards
- Use restriction
- Easements (i.e. public path through garden area of a mansion with lake access)
- Right of abode
- Limited rights or options to buy
- Restrictions of property under public law

Select «No» if no or non-substantial servitudes (i.e. electric power lines) exist. With the presence of a relevant servitude the appraisal is marked as atypical (red / \*).

## Building rights / expiry date

In case of a building lease (incl. a specified contract) choose "Yes" and enter the expiration date. The entry of a building lease results in a reduction in value. At the same time the appraisal is marked as atypical (red / \*).

## Elements

### Number of rooms & Room counting mode

Enter the number of rooms that have a minimum surface of 8 m<sup>2</sup>. Kitchen and bathrooms are not counted as a proper room.

In some areas of Switzerland, rooms are counted differently compared to the Swiss German part and the IAZI definition. For that reason, it has to be indicated whether the kitchen has been counted as ½ room (common in Ticino) or 1 room (common in Geneva). If the Swiss standards are met, select «Kitchen not counted as room».

### Number of bathrooms

A bathroom contains at least a bathtub and / or a shower, a sink and a toilet. In order to count as a bathroom, three separate sanitary installations are required. Twin sinks are considered as one sanitary installation.

### Number of separate toilets

Insert here the number of separate toilets (neither shower nor bath tub in the room).



## Parking spaces

### Number of individual garages

Enter the number of parking spaces in separate garages. Separate parking spaces are directly accessible, whereas an underground parking is defined by a public entry. Carports are to be counted as external parking spaces and need to be included in the total volume of the building..

Attention: The volume of separate garages has to be taken into account for single-family homes and investment properties.

### Number of underground parking

Enter the number of parking spaces in an underground parking. Note that the volume of underground parking has to be included in the total volume of investment properties only.

### Number of external parking

Enter the number of external parking spaces. A carport also counts also as external parking. Note that the volume of carports has to be included in the total volume of the building.

## Transaction

The section "transaction" corresponds to relevant legal information and can be useful for further calibration of the models (illustration of market development). This information does not have any influence on the appraisal value of the property.

## Comments

Here you can enter some remarks concerning the appraisal. They are for information purposes only and have no effect on the appraisal.

## Appraisal

The calculated market value corresponds to the most probable value based on statistical modelling. Further information on the model and its precision can be found on the last page of this report.

Tramstrasse 10, 8050 Zürich

Single-family house

## Contact

IAZI AG - CIFI SA  
Tramstrasse 10  
8050 Zürich  
Tel: +41 43 501 06 00  
Fax: +41 43 501 06 03  
[info@iazi.ch](mailto:info@iazi.ch)  
[www.iazi.ch](http://www.iazi.ch)



## Explanation of the calculation

### METHODOLOGY

The appraisal is based on the hedonic method, which has been developed in the US in the 1950s. This method allows to compare goods despite having differences in their characteristics. The idea of the hedonic approach in real estate valuation is the following: The value of an object can be explained by its geographical location and its construction. Based on observed prices in the market and a proven statistical method (multiple linear regression), it is possible to extract the contribution of each element to the total value of an object. Each month IAZI receives and checks thousands of new market transactions and uses this information to calculate the new models. Thanks to its quarterly implementation, IAZI can guarantee the models to be up-to-date to the market conditions.

### APPLICATION OF THE METHOD IN SWITZERLAND

Die hedonic price models were introduced in the Swiss real estate market by IAZI more than 20 years ago. Today, the majority of banks, insurance companies and pension funds are using the hedonic method in their mortgage business. The models allow a quick and cost-efficient appraisal of single-family homes, apartments and multi-family homes.

The value that is calculated by the model is by no means a substitute of the market price, but a statistical calculation based on observed market data. The value therefore reflects a price, that has been recently paid for comparable objects in comparable locations. If the difference between a (potential) purchasing price and the calculated value is significant, it is worth checking whether all the parameters have been entered correctly.

### EXPLANATION OF THE APPRAISAL QUALITY

Apart from the value, the model also gives an indication, whether the object and its characteristics are statistically plausible (green / \*\*\*), slightly atypical (orange / \*\*) or unusual compared to the IAZI datapool (red / \*). As a consequence, it can be used as a sign for the uncertainty of the appraisal.