

Attachment no. 5 – Determination of the price of an apartment – comparative/income method

Comparative

Determination of the price of an apartment - comparative method																	
sample number	location in the city	object condition	apartment condition	building type	floor/ from	layout	area [m2]	balcony [m2]	terrace [m2]	cellar [m2]	lift	furnishing	apartment price	price without commission (5%) a VAT	average coefficient	modified price	price per m2
typical apartment	Turnov - centrum	new building	new	brick	2/5+0	2+kk	75	15	no	no	preparation	partly					
Coef.	1	1	1	1	1	1	1	1	1	1	1	1					
Offered apartments in advertisements (more than a year are crossed out):																	
1	Rakousy	very good	new	brick	1/3+1	1+kk	28	no	no	no	no	partly	1,790,000 Kč	1,700,500 Kč		1,802,530 Kč	64,376 Kč
	1.1	1.1	1	1	1.1	1.1	1.15	1.15	1	1	1.02	1			1.060		
2	Rakousy	very good	new	brick	1/3+1	2+KK	78	no	15	no	no	partly	4,960,000 Kč	4,712,000 Kč		4,837,653 Kč	62,021 Kč
	1.1	1.1	1	1	1.1	1	1	1.15	0.85	1	1.02	1			1.027		
3	Turnov	good	good	brick	1/2+0	1+kk	29	no	no	no	no	partly	1,480,000 Kč	1,390,000 Kč		1,435,892 Kč	49,483 Kč
More than year	1.03	1.2	1.2	1	1.1	1.1	1.45	1.15	1	1	1.02	1			1.079		
4	Turnov - centrum	good	good	brick	2/2+0	3+1	54	no	no	no	no	partly	3,400,000 Kč	3,230,000 Kč		3,423,800 Kč	63,404 Kč
	1	1.2	1.2	1	1	0.95	1.15	1.15	1	1	1.02	1.05			1.060		
5	Turnov - centrum	very good	good	panel	3/1+0	4+1	88	no	no	yes	no	partly	3,110,000 Kč	2,951,500 Kč		3,094,829 Kč	35,469 Kč
More than year	1	1.1	1.2	1.2	1	0.9	1	1.15	1	0.95	1.02	1.05			1.048		
													Weight = 90%	Average price - advertisements:		63,267 Kč	
Actual apartments sold (refer to reas.cz):																	
1	Kosmonautů						50										70,346 Kč
2	Studentská						25										66,038 Kč
3	Sportovní						55										63,743 Kč
4	Bezručova						25										52,966 Kč
5	Brigádnická						55										51,000 Kč
6	Studentská						70										48,451 Kč
7	Kosmonautů						70										47,328 Kč
8	Studentská						65										47,173 Kč
9	Studentská						65										45,307 Kč
10	Brigádnická						55										44,600 Kč
11	Kosmonautů						70										43,664 Kč
12	Studentská						60										43,478 Kč
13	Studentská						55										42,910 Kč
14	Brigádnická						55										41,762 Kč
15	Kosmonautů						75										51,586 Kč
16	Květinová						55										39,845 Kč
17	Květinová						65										39,535 Kč
18	Kosmonautů						55										39,293 Kč
19	Družstevní						65										39,024 Kč
20	Brigádnická						55										38,685 Kč
21	Nádražní						65										38,425 Kč
22	Květinová						65										38,217 Kč
23	Sídlíště Jana Patočky						65										38,176 Kč
24	Kosmonautů						65										37,211 Kč
25	Bezručova						55										36,822 Kč
26	Brigádnická						55										36,122 Kč
27	Sídlíště Jana Patočky						70										35,817 Kč
28	Nádražní						75										35,714 Kč
29	Sportovní						55										35,294 Kč
30	Kosmonautů						65										33,898 Kč
31	Brigádnická						55										32,609 Kč
32	Nádražní						80										32,407 Kč
33	Nádražní						80										32,407 Kč
34	Studentská						85										32,249 Kč
35	Nádražní						100										32,105 Kč
36	Družstevní						70										31,019 Kč
37	Nádražní						85										29,376 Kč
38	Kosmonautů						55										27,505 Kč
39	Nádražní						75										24,965 Kč
40	Květinová						65										20,505 Kč
													Weight = 10%	Average price - sold:		40,439 Kč	
Market price (weight average):																	
60,984.23 Kč																	

Source: Own creation [2021-10-07]

Income

Determination of the price of an apartment - income method																
sample number	location in the city	object condition	apartment condition	building type	floor/ from	layout	area [m2]	balcony [m2]	terrace [m2]	cellar [m2]	lift	furnishing	apartment price/month	average coefficient	modified price	price per m2
typical apartment	Turnov - centrum	new building	new	brick	2/5+0	2+kk	75	15	no	no	preparation	partly				
Coef.	1	1	1	1	1	1	1	1	1	1	1	1				
Offered apartments in advertisements (more than a year are crossed out):																
1	Turnov - centrum	poor	poor	brick	3/3+0	2+kk	60	no	no	no	no	partly	7,000 Kč	10%	8,033 Kč	134 Kč
	1	1.6	1.7	1	1.1	1	1.1	1.15	1	1	1.02	1.1		1.148		
2	Turnov	poor	poor	brick, steel	3/3+0	1+kk	35	no	no	no	no	partly	5,900 Kč	10%	6,824 Kč	195 Kč
	1.03	1.5	1.5	1.3	1.1	1.1	1.1	1.15	1	1	1	1.1		1.157		
3	Turnov - centrum	good	good	panel	2/5+1	2+kk	52	7	no	no	no	partly	14,900 Kč	35%	15,459 Kč	297 Kč
	1	1.1	1.1	1.2	1	1	1.1	1.05	1	1	1	0.9		1.038		
4	Turnov - centrum	good	good	brick	1/2+0	2+1	90	no	500	no	no	no	15,000 Kč	10%	15,688 Kč	174 Kč
	1	1.2	1.2	1	1.1	1	0.95	1.15	0.75	1	1	1.2		1.046		
5	Turnov - centrum	good	good	panel	8/10+1	1+1	42	7	no	yes	yes	partly	9,000 Kč	35%	9,300 Kč	221 Kč
	1	1.2	1.1	1.2	1	1.1	1.1	1.05	1	0.85	0.8	1		1.033		
Market price (weight average):																232 Kč

Source: Own creation [2021-10-07]