

Attachment no. 6 – Determination of the price of a commercial unit – comparative/income method

Comparative

Determination of the price of a commercial unit - compare method											
sample number	location in the city	object condition	commercial condition	building type	floor/ from	area [m2]	price	price without comission (5%) and VAT	average coefficient	modified price	price per m2
commercial unit	Turnov - centrum	new building	new	brick	1/5+0	55					
Coef.	1	1	1	1	1	1					
Offered apartments in advertisements (more than a year are crossed out):											
No data available in Turnov and the closest location											
Market price (weight average):											- Kč

Source: Own creation [2021-10-07]

Income

Determination of the price of a commercial unit - income method											
sample number	location in the city	object condition	commercial condition	building type	floor/ from	area [m2]	price/month		average coefficient	modified price	price per m2
commercial unit	Turnov - centrum	new building	new	brick	1/5+0	55					
Coef.	1	1	1	1	1	1					
Offered apartments in advertisements (more than a year are crossed out):											
1	Turnov - centrum	Good	Good	brick	1/3+0	137	25,000 Kč			27,500 Kč	201 Kč
		1	1.3	1.3	1	1			1.100		
2	Turnov - centrum	Good	Good	brick	1/3+0	95	15,000 Kč			16,250 Kč	171 Kč
		1	1.2	1.3	1	1			1.083		
3	Turnov - centrum	Good	Good	brick	1/3+0	28	6,000 Kč			6,600 Kč	236 Kč
		1	1.2	1.3	1	1.1			1.100		
Market price (weight average):											202 Kč

Source: Own creation [2021-10-07]