

Property valuation

For the property valuation, our ruthlessly passionate, customer-focused, dedicated, and solution-orientated valuation consultants strive hard to deliver an estimation of the value of land and the erections on the ground, usually, before it is traded, pledged, taxed, insured or industrialized. If property valuation can save you precious money, we are at the mission to craft a better way to do it. We, as a team, feel enthusiastic about upholding the highest level of credibility in handling the client's property. Our team of property valuation consultants has the industry-leading methodologies and cutting-edge techniques to find what exactly clients need, spend enough time with each, and offer them a variety of solutions and services.

Besides all the hitches in the practice to formulate the valuation reports, our dynamic and innovative approach ensure the high-quality valuation report, effective quality control, two ends effective communication, and time-bound delivery to the client

Unlike the other property valuation companies in Dubai, at SUPPLYD, we only hire the best property valuation consultants who are driven by their intellectual curiosity and professional dedication, to be honest, fair, neutral, and unbiased in the property valuation process. Our final property valuation reports are helpful enough to build a strong understanding of the property's value in both seller and buyer parties.

At SUPPLYD, Our expert property valuation consultants strive hard to meet the continuously changing nature of the client and spend enough time to meet the customer needs and demands. We are committed to provide the following;

- Authenticate legal descriptions of properties in public records.
- Review new and existing properties, noting the characteristics.
- Provide and prepare written reports on property values.
- Photograph the interior and exterior of properties.
- Examine "comparable," or comparable nearby properties, to help provide values.
- Prepare and maintain present data on each real estate property.

Property valuation is a very crucial process in which the economic value of any real estate or real building is estimated by using any practically applicable valuation approach. In this

materialistic world, the cost, value, and price of any building or any property change every day. So the process of property valuation gains integral and catastrophic importance in the real estate market.

Property valuation doesn't only offer the appropriate information regarding the value of the property but also expedites and builds the trust of investors by providing a safe ground for the investment.

Either if you are looking to renovate a roof, build a condominium, buy or sell a property, you must have a valuation consultant to prepare the valuation report. With the best interpersonal, project management, communication, negotiation skills, and above all, through extensive market knowledge and experience, we ought to be your first choice.

Buying and selling any real property could not reach its optimum market value due to continuous market fluctuations; more than 90% of sellers sell their property in price less than the market value and vice versa. Here is the point where our property valuation services can help you to gain more profit. Our property valuation reports are beneficial for both seller and buyer businesses. We prove to be an unbiased, independent source of property valuation, where every customer feels a priority. Our market best property valuation reports can save your million dollars- yes, millions.

Our property valuation reports are used by businesses, government agencies, individuals, investors, and mortgage companies when building any crucial conclusions concerning real estate transactions. Property valuation aims to find a property's market value.

Buying the real estate property is far different from buying any other property, like the stock market, property value changes every day. Before proceeding further, one needs to develop the core understanding of some important terminologies that we will use in this article or necessary to build a general glimpse and overall perspective about the property valuation. Property valuation needs to govern at the value, which is the price at which a property holder is enthusiastic about selling his/her stuff, and a property buyer is eager to buy it. The fair market value undertakes that both selling and buying parties know all the appropriate info about the real estate asset and neither of them is pushed to sell or buy.

Value: Property's value is defined as “the present worth of future benefits arising from the ownership of the property.” Value is the helpfulness of any product to a customer. It can never be indomitable in terms of money and fluctuates from customer to customer. The value of any property also depends upon the quality of service provided by the sellers.

Some important factors affecting the value of the property can be split into legal, economic, physical, and building-specific factors.

Cost: “Amount spends by the manufacturer or the owner of any property to prepare it, is refer to its cost.” Cost is the amount acquired on the inputs like land, labor, capital, enterprise, etc. for preparing/manufacturing and product or real estate property.

Price: “Price is the money rewarded by the buyer to the seller to buy any property.” The amount charged by the seller for a product is known as its price, which comprises cost and the revenue margin. So, price deals with the actual cost of any property and the profit margin, which also depends upon several ground factors.

Practical example- Property value vs. property cost: The relationship between value and price is significant in the property valuation, and this relationship is directly proportional to the relationship between buyer and sellers. The robust and healthy relationship between two stakeholders (a seller who build, care about and carries the property, and buyer is one who is willing to purchase the property for precise specifications) determines the real estate or any property value and price. If the seller won't want to get rid of the property and know the market value of his/her property, then the difference between property value and cost would be very less. If any seller wants to sell its property because he/she wants to get rid of its product, then there is a probability that the seller will sell its property at fewer prices as compared to its market value. Property value has not any link with the property cost and prices. For example, the sale price of any real estate property might be more than \$100,000, but if the buyer finds some devastating flaws in the property than property value will be less than its price.

If you are a property seller, then definitely, your optimistic business nature will peruse you to get the best price for your property- at that time, our property valuation consultants will help

you to nurture more and more profit. The most common reason that makes the fair market value different from the price is the lack of property valuation, or real estate appraisal. Buyers and sellers who are uninformed about the market value agree on a contract at a specific price, which might be either more or less than what the real estate property. Therefore, property valuation is essential when buying an investment property. We are the best property valuation consultants in Dubai and uphold the highest level of customer satisfaction.

As mentioned earlier, property valuation is the fair and honest estimation of the price by the professional consultants. Thus the idea of evaluating property is impossible without having an **eye of detail on the actual transactions**. Unlike other property valuation companies, we have a system to study the crucial parts also. Our team of property valuation consultants will be particularly interested in actual sales, lettings, and investment transactions. This data is not readily available, and this is the weak point of our competitors. We have a system to cooperate with the local bodies and property owners for the availability of raw material.

Our valuation report comprises all the **physical and property-related factors**. Our team has a passion for serving each client in a professional manner to meet the evolving nature of needs and demands.

Physical factors play a role in determining the value-property valuation. Our expert team of property valuation consultants finalizes the valuation report based upon all the material, economic, social, and environmental factors. We ensure that all the physical factors, including the location, topography, accessibility, geology, are evaluated by our team of consultants professionally. Among the physical elements of any property, location, and accessibility influence massively on the value of any property.

Our consultant team has excellent know-how of **property-related factors** also. The study of some factors, including construction, age, and conditions of property, layout, and specifications of the property plays an integral role in the valuation of the property.

Benefits of property valuation have an equal share for both sellers and buyers- safeguard both intents and rights. Our market-leading property valuation consultants in Dubai and other parts of UAE have cutting edge techniques for the valuation of the property.

With the help of our property valuation consultants, you can quickly have a glimpse of the actual value of your property. Our valuation reports also illustrate the competition that a property has to face during the buying and selling process.

Working with the mega-million dollar projects without the relevant economic information is a devastating risk that needs to be mended by evaluating the property. At SUPLYD, Our property valuation consultants have a hand on the pulse of industry trends to deal with panic situations and present best out-of-box and valuable valuation reports.

If you are looking for the investor to invest in your property, then you must seek property valuation services from the independent company. Without the property valuation report, it is impossible to get the property mortgage. At SUPLYD, we aim to be your #1 choice to provide the property valuation- facilitate to get a loan quickly.

If risks are measured at the beginning, it can save crucial money and time too. That's where our property valuation consultants can help you to construct a safe way for property investment.

Other property valuation companies in Dubai enforce their methods on customers. According to research, most valuation consultant companies have old techniques that could not cope with the dynamics of today's real estate industry. We tackle this crucial point by recruiting, hiring, and working with the pro valuation consultants. At SUPLYD, our valuers can use of following best approaches to evaluate the property.

At SUPLYD, we work with the best team of property valuation consultants to ensure the highest level of credibility. Our team uses the best approach to evaluate the property. Our consultants use the **comparison approach** to estimate a property valuation. "Comparison can be defined as 'the act of comparing' and to compare as 'to examine to observe resemblances or differences.'" This approach works on the principle of comparison- the value of one sold product is used to determine the value of another unsold product with similar features. It works on the meek notion that if one property trades in the open market for £250 000 on today's date, then so should another, if it is precisely the same in every respect and property. Before initiating the comparison process, our team of valuation consultants makes sure that both products have similar features- Have been sold under archetypal market circumstances.

Due to market fluctuation, the approach mentioned above has some drawbacks also. Our team of property valuation manages these drawbacks by using the other method for the property valuation; Cost approach. **The cost approach** is used by our valuation consultants to estimate the value of the property that has been magnified by one or more buildings. In the cost approach, our team tries to find two answers; how much cost to buy the land? And how much cost to build the building? We get the cost of these two parameters and add to get the final cost of construction. The cost approach creates the supposition that a sensible purchaser would not pay more for a prevailing improved property than the price to buy a similar lot and construct a comparable building.

Besides some drawbacks of this approach, we have the best methodology to implement this approach to craft the best results. For the property valuation by the cost approach, our team analyzes the value of the land as if it were empty and ready to use for construction purposes. We estimate the current cost to construct the building at the barren land. Structure deteriorates with time, so our team eliminates the property improvement cost to cope with the deterioration. All property valuation companies in Dubai find this approach challenging to execute, but at SUPPLYD, our market-leading property valuation consultants always go one step ahead to find the solutions. The home's physical deterioration, the home's physical decline, and Economic obsolescence are carefully analyzed, studied, and managed by our team to nurture the best property valuation.

The value of some properties depends upon its ability to generate income- more income means more value. To evaluate this type of property, we have the **income capitalization approach**- often named as the income approach. This method relies upon the relationship between the rate of returns required by the investor and the net income produced by the property.

As we grow, we will continue to deliver our clients with the highest level of service while delivering astonishing property valuation reports. We encourage you to check how SUPPLYD can be your long-term partner, saving you both substantial money and valuable time.

Valuation is emerging as a global profession, predominantly with the acknowledgment of numerous designations globally. As described earlier, a property valuation report is also prepared by the comparison method. It involves the comparison of recent sales, rents, and

properties. The property valuation service level can vary from a primary appraisal of tax evaluator valuations to erudite analysis achieved by our qualified professionals. This type of valuation needs the sufficient availability of the resources and information from the local bodies. This, including all other challenges, is detached by our consultants by having doctoral research with the particular process to integrate the scientific process in the valuation method. More than 90% of property valuation companies in Dubai fail to uphold the customer satisfaction and importance of in-depth research required to get the powerful insight into the information needed to prepare the valuation report. Our dedicated professionals cooperate with the property owners, co-owners, or financial establishments to gain the 360 degrees and 24/7 availability of the ins and outs of the property.

At SUPPLYD, we cooperate with the best property valuation experts and aim to provide affordable, flexible, and reliable valuation solutions. Our experts are endeavoring hard to interlink the extensive experience and expertise with the data-driven and solution-orientated methodologies to prepare the accurate valuation reports for the client's assets.

Our mission is to partner with the best consultants to sustain the SUPPLYD as an independent and trustworthy resource for property valuation services. We are proposing valuation services as per universal practices of property valuation without bargaining expert principles.

Either you are a buyer or a seller; we aim to save your precious time and money by providing the valuation reports. Unlike the other, we don't cost anything to offer the consultation. Our ability to partner with the clients to smoothen the financial growth sharpens us to be more than just the valuers. Trusting us can nurture great benefits; want to explore the benefits? Contact us.

