

# YONGSAN KUKJE BUILDING DISTRICT #4

Yongsan District, Seoul, Korea



## ■ NATURE OF INSTRUCTION

: Market Strategic Consultancy

## ■ CLIENT

: Misonanum

## ■ SIZE

: 62,987 sq m of GFA\*

## ■ SERVICE LINES INVOLVED

: Valuation & Advisory Services

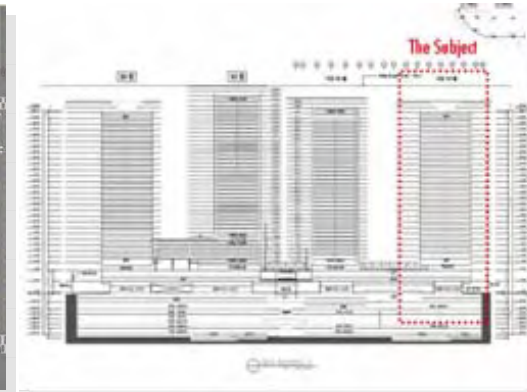
## ■ COUNTRIES INVOLVED

: Korea

## ■ PROJECT BRIEF

CB Richard Ellis Korea was instructed by the client to provide an opinion of the prospective future value 'upon completion of construction' for internal reference purposes.

The valuation report was prepared both in Korean and English.



## ■ PROPERTY DESCRIPTION

The Subject is a proposed composite commercial development which is to be completed upon 2012. The development site is situated on the southeastern corner of Yongsan Kukje Building District # 4 in Yongsan-gu, Seoul, Korea.

### ● PROPOSED DEVELOPMENT DETAILS

- Property Type	: Office/Commercial
- No. of Bldg.	: 1
- No. of Stories	: B10-29/F
- Total GFA	: 62,987 sq m

## ■ CHALLENGE

CB Richard Ellis Korea was assigned to provide an opinion of investment value of a proposed composite commercial development scheduled for completion in 2012. We were required to forecast critical market conditions in the short-term investment horizon so that we are able to provide our opinion of the investment value in 2012.

We were further requested to provide our opinion on the optimum development mix to maximise its value.

## ■ SOLUTION

The intensive market research previously conducted for Yongsan International Business District was utilised as the foundation of the market commentary. CB Richard Ellis Korea further conducted specifically the supply & demand analysis, rental forecasts and take-up analysis in relation to the proposed development within Yongsan District. Combining our comprehensive data, CB Richard Ellis Korea was able to provide an indicative value of the proposed development and the optimum development mix to maximise financial returns.

(\* ) GFA: Gross Floor Area