Vanek Real Estate

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MARKET PRICE ANALYSIS

8 September 2025

Property:	**Plot No. st.** [redacted] – built-up area and courtyard of [redacted] m², the part of which is building No. [redacted], and **Plot No.** [redacted] – garden of [redacted] m², all registered in the Real Estate Cadastre maintained by the Cadastral Office for the Central Bohemian Region, Cadastral Department Kolín, on Ownership Certificate No. [redacted] for the cadastral territory of Velim [778036], municipality Velim [533831].
Property address:	[redacted], Velim
Property owner:	[redacted] - share [redacted] [redacted] - share [redacted]
Client (ordering party) of the valuation:	[redacted]
Valuation prepared by:	Mgr. Vojtech Vanek, Real Estate Agent
Address of the Valuer:	Vanek Real Estate, Na Prokope 14, 110 00 Prague 1
Input information:	Real Estate Cadastre, On-site property inspection

Property

Condition of the Property:

Family house (built in 1919), not insulated, plastic windows, roof renovation carried out 20 years ago, bathroom renovation carried out 20 years ago. Otherwise in its original condition, including utility systems.

Location:

Densely populated part of a small municipality.

Determination of the Real Market Value

Methodology:

To determine the realizable price of the property in the event of sale, the comparative method has been applied, based on the current market value of properties in the given location, taking into account its historical development. The basis consists of the current market offer of comparable properties, internal data of the appraiser, and information from the Cadastral Office.

Current Market Situation:

After a period of sharp growth in real estate prices in 2020–2022, caused by low interest rates and high demand, the market cooled significantly in 2023 due to rising interest rates. In 2024, the market gradually began to stabilize, mainly due to a slight decline in interest rates and renewed interest in real estate financing through mortgage loans. In 2025, a gradual increase in market activity is already evident – the volume of newly granted mortgages has grown year-on-year, yet buyers remain price-sensitive.

The supply of family houses and building plots in smaller municipalities such as Velim is relatively limited, which, together with good transport accessibility to larger cities such as Kolín or Prague, keeps prices at a stable level. The issue of housing affordability, especially in the Prague area, persists and contributes to the pressure to maintain or slightly increase property prices also in the regions.

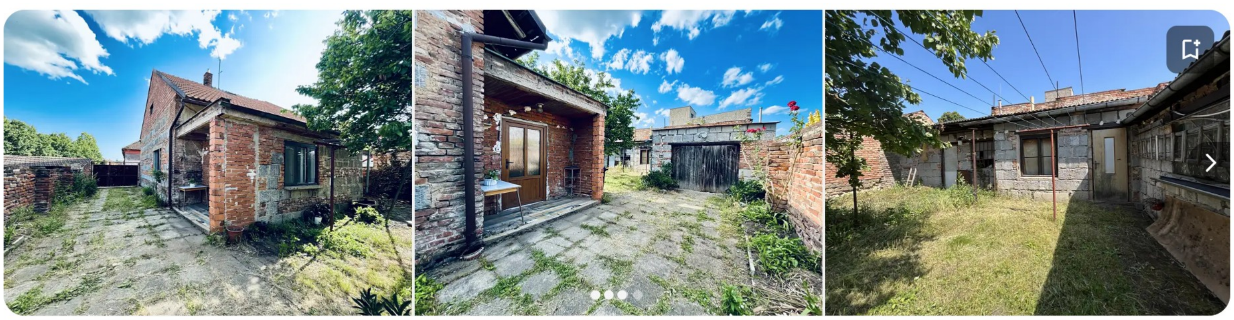
Comparative Method:

The comparative method uses price maps based on data from registered transactions in the relevant real estate cadastre as well as price maps derived from actual property sales. Direct comparison is made using realized sales of similar properties in the given location.

Comparable Real Estate Sold:

Type of Property	Floor Area	Land	Price	Coefficient	Adjusted Price	Address	Time on Market
Single-family house, brick construction, before renovation	150 m²	1 254 m²	**CZK 3 700 000** (CZK 24 666/m²)	0,91	**CZK 3 363 300** (CZK 22 421/m²)	Na vinici 353, Cerhenice, Kolín	13 days (27.09.2024 – 11.10.2024)
Single-family house, brick construction, before renovation	125 m²	1 285 m²	**CZK 4 700 000** (CZK 37 600/m²)	0,92	**CZK 4 314 600** (CZK 34 517/m²)	Raisova 240, Nová Ves I, Kolín	9 days (19.06.2024 – 28.06.2024)
Single-family house, brick construction, before renovation	150 m²	485 m²	**CZK 3 800 000** (CZK 25 333/m²)	0,93	**CZK 3 522 600** (CZK 23 484/m²)	Pod kostelem, Dobřichov, Kolín	79 days (15.03.2024 – 03.06.2024)

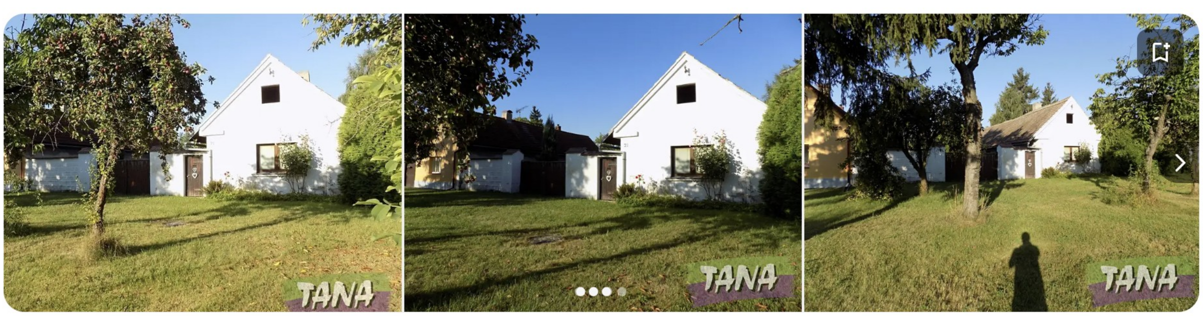
Comparable Real Estate Listed:



For sale family house 82 m², property 353 m²

Fügnerova, Pečky

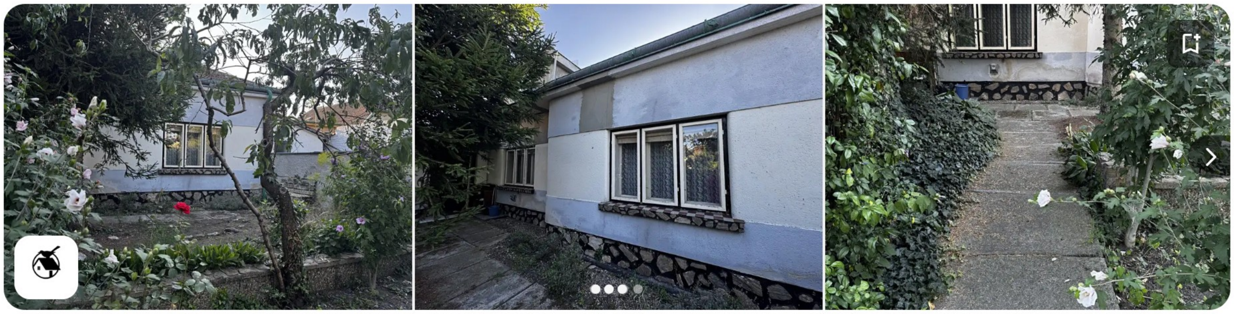
4.500.000 CZK



For sale family house 120 m², property 811 m²

Přov-Předhradí - Klipec

3,499,000 CZK



For sale family house 96 m², property 419 m²
28. října, Pečky
4,499,000 CZK

For sale family house 132 m², property 507 m²
náměstí Obránců míru, Velim
3,685,000 CZK

In the case of competing listings, these are properties with similar parameters in a comparable location. However, they represent asking prices offered by real estate agencies, not actual transaction prices. Most of the properties listed above have been on the market for an extended period of time and therefore do not reflect real market values. Consequently, these properties were not taken into account in the price analysis.

In view of the above facts, I determine the real market value of the

appraised property at

CZK 3,800,000

Prague, 8 September 2025

Vojtech Vanek
Vanek Real Estate
(Certified Real Estate Agent)