

# ITZA Commercial Valuation Process

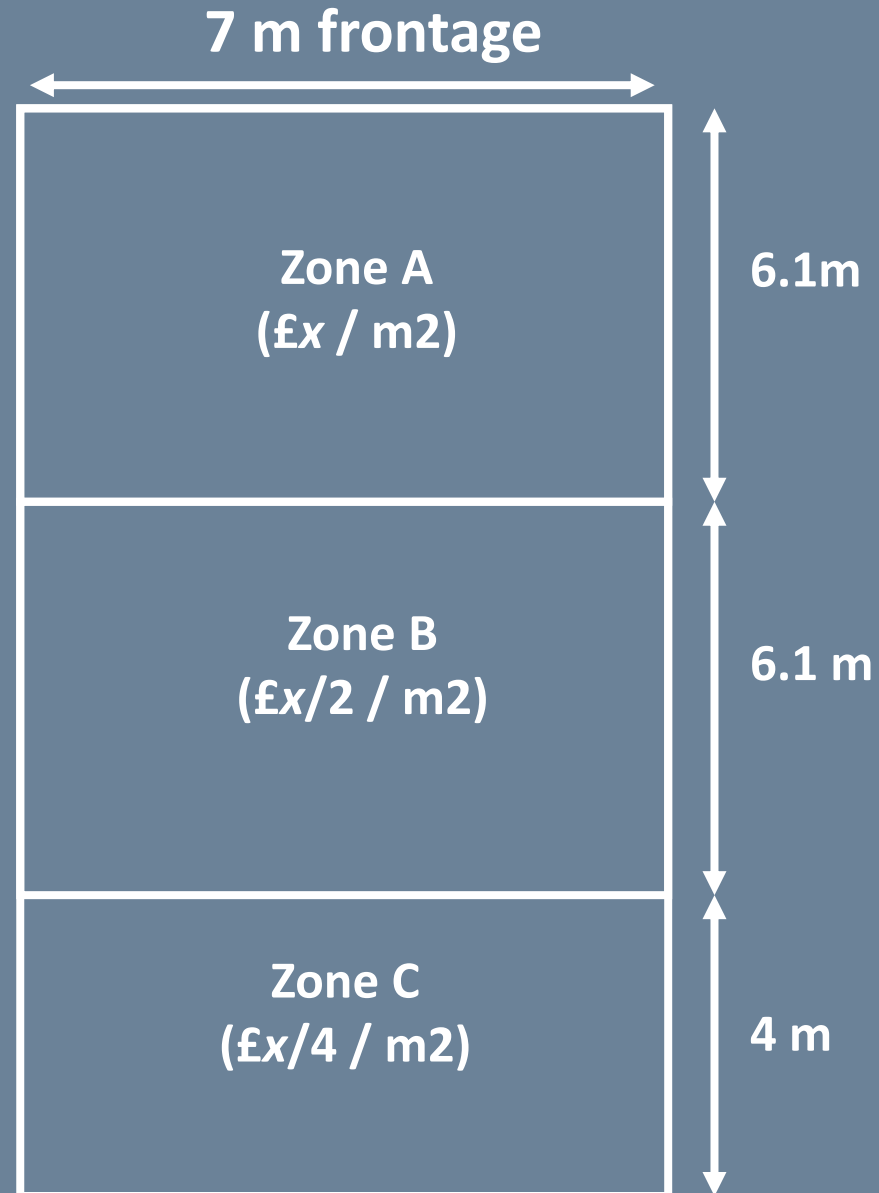


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# Zoning

- ITZA – In Terms of Zone A
- Used to measure retail properties
- Trading area at front is most valuable
- $30.48\text{cm} * 20 \text{ (feet)} = 6.096\text{m}$

ZONE	VALUE ITZA
A	A
B	A/2
C	A/4
D	A/8
Basement	A/10



# The Principle of Zoning

ZONE	MEASURES	ACTUAL (M <sup>2</sup> )	ITZA (M <sup>2</sup> )
A	5.0 x 6.0	30.0	30.0
B	5.0 x 6.0	30.0	15.0
C	5.0 x 6.0	30.0	7.5
D	5.0 x 7.0	35.0	4.4
		<b>125.0</b>	<b>56.9</b>

Shop with 5m of frontage to the street, and a depth of 25m.

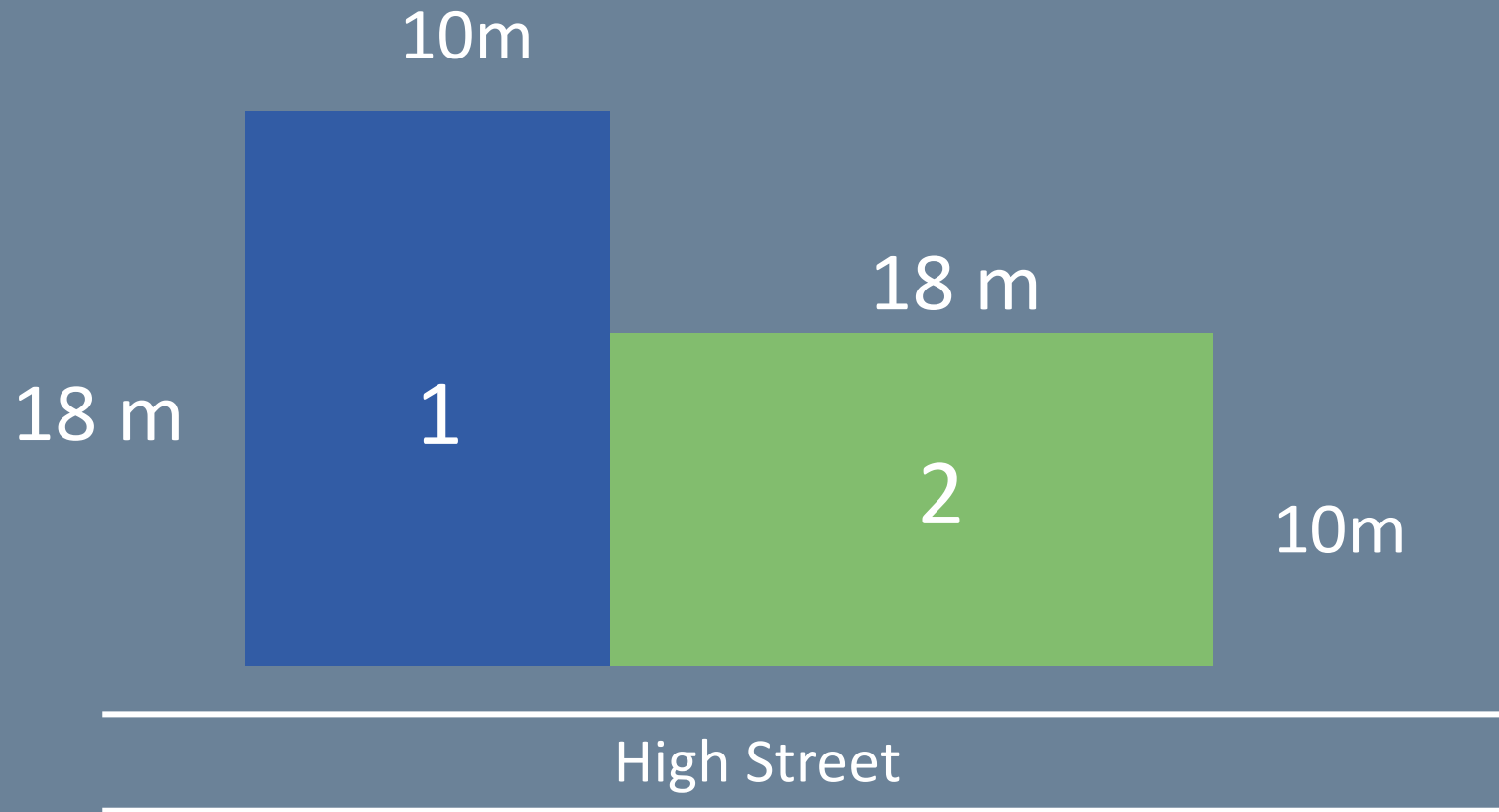
There are 4 zones in such a shop

On basis of £1,000/m<sup>2</sup> ITZA, the value of shop is £56,900 per annum

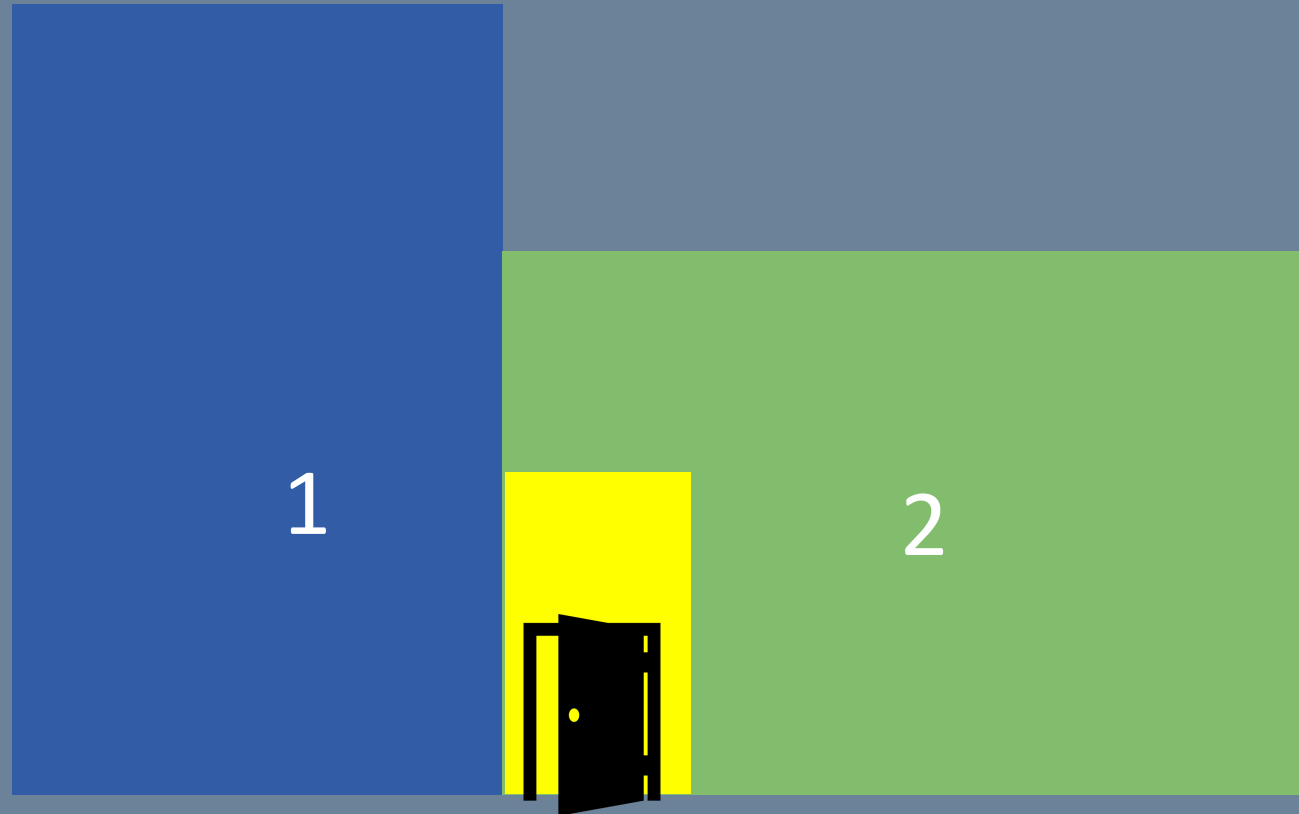


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# EXERCISE: The Principle of Zoning



# Devaluing!



High Street



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