



Taxatie rapport

**Eigendom Terrein te Emmastraat / Elleboogstraat,
1-A-435
Oranjestad, Aruba**

TAXATIE RAPPORT

Betreffende : Terrein
Gelegen te : Emmastraat/Elleboogstraat zn
Opdrachtgever
Datum rapport : 09 Juni 2022
Datum opname : 30 April 2022
Opdrachtnummer : 22-129

Inhoudsopgave:

Bladzijde 1	Informatie
Bladzijde 2	Algemene informatie
Bladzijde 3	Verantwoordig
Bladzijde 3	Ligging
Bladzijde 4	Omheining, Infrastructuur en Gazebo
Bladzijde 5	Waardering en ondergetekende
Bladzijde 6	Situatietekening
Bladzijde 7 en 8	Foto's van het perceel
Bladzijde 9	

Naam	
Adres	Emmastraat/Elleboogstraat zn
TAXATEUR	
Naam makelaar / taxateur	Dhr. Nelson E. Evertsz
Aangesloten bij	
Naam kantoor	Ever Tech NV
Adres kantoor	Stadionweg 11
Telefoon	(+297) 583-6758
E-mail adres	info@evertechnv.com
DATUM	
Opdracht	19 April 2022
Opname	30 April 2022
ONROEREND GOED	
Soort en plaatselijk omschrijving	Perceel eigendom grond gelegen te Emmastraat / Elleboogstraat, Oranjestad.
Kadastrale gegevens;	Land Aruba, Eerste Afdeling, Sectie A, nummer 435. (1-A-435). Oppervlakte perceel : 419 m ²
Eigendom of erfpacht	Perceel : Eigendom
Grondwaarde onbebouwd	Perceel : AWG. 460.900,--
Eigendom van	-

VERANTWOORDIG

Als taxateur aanvaardt ondergetekende ten aanzien van de inhoud van dit rapport geen verantwoordelijkheid van anderen dan de opdrachtgever.

Bij deze taxatie zijn de volgende gegevens vermeldenswaard:

A. LIGGING

1. Naaste omgeving en stand	Het terrein ligt in de wijk bekend als Oranjestad. De omgeving is druk en is vrij gemakkelijk bereikbaar van de weg van Emmastraat richting Caya G.F. (Betico) Croes. Een weg naar links. Perceel is aan je linkerkant.
2. Belendingen	Commerciële gebouwen.
3. Bijzondere omstandigheden huidige situatie	Geen
4. Bijzondere omstandigheden die van invloed kunnen zijn op de toekomstige waardeontwikkeling ten aanzien van geluidshinder, - lucht- en grondverontreiniging, omliggende bebouwing	Geen
5. Ligging	Goed
6. Ligging aan een openbare, verharde weg en aansluiting op nutsvoorzieningen, water- en elektriciteitsleidingen	Gelegen op openbare weg met aansluiting op water- en elektriciteitsnet.
7. Bereikbaarheid	Goed
8. Parkeermogelijkheden	Op eigen terrein.

Afdak / Gazebo

Afdak / Gazebo

De afdak / gazebo is gemaakt van houten structuur / kolommen, de dakconstructie bestaat uit gordingen die afgedekt is met plywood, die afgewerkt is met basesheet.

Infrastructuur.

Infrastructuur

De infrastructuur heeft ten minste 10 parkeerplaatsen beschikbaar. De infra is afgewerkt van een betonnen vloer.

Omheining.

Omheining

Rondom het perceel is de omheining opgetrokken van massieve betonblokken. De muren hebben een hoogte van ongeveer 1.80 á 2.10 meter hoog. Om de 2.00 meter staan kolommen die dienen als versteviging van de muurconstructie. Aan de voorkant en linkerkant is de wand opgetrokken tot een hoogte van 0.80 á 1.00 meter, vanaf die hoogte zijn er hekwerken tot een hoogte van 2.10m. Aan de voorzijde is stalen schuifhek.

DOEL	
1. Verkrijgen van inzicht in de waarde van het onroerend goed t.b.v.	Marktwaarde, executiewaarde en herbouwwaarde bepalen in huidige staat

Waardering.

Huidige vrijemarktwaarde:

1. Afdak / Gazebo	Afl.	57.600,-
2. Infrastructuur	Afl.	125.700,-
3. Omheining	Afl.	65.610,-
4. Terrein	Afl.	460.900,-
Totaal		Afl. 709.810,-

(Zevenhonderdennegeuizendachthonderdentien Arubaanse florin)

Herbouwwaarde voor verzekeringsdoeleinden:

1. Afdak / Gazebo	Afl.	48.000,-
2. Infrastructuur	Afl.	104.750,-
3. Omheining	Afl.	54.675,-
Totaal		Afl. 207.425,-

(Tweehonderdenzevenduizendvierhonderdvijfentwintig Arubaanse florin)

Huidige executiewaarde:

1. Afdak / Gazebo	Afl.	46.080,-
2. Infrastructuur	Afl.	100.560,-
3. Omheining	Afl.	52.488,-
4. Terrein	Afl.	368.720,-
Totaal		Afl. 567.848,-

(Vijfhonderdzevenenzestigduizendachthonderdachtenveertig Arubaanse florin)

Ondergetekende verklaart geuerlei interesse te hebben, direct noch indirect, in bovengenoemd onroerend goed.

Aldus opgemaakt te Oranjestad, Aruba

Ever Tech n.v.



Ing. N. Evertsz
 Taxateur

Situatietekening:

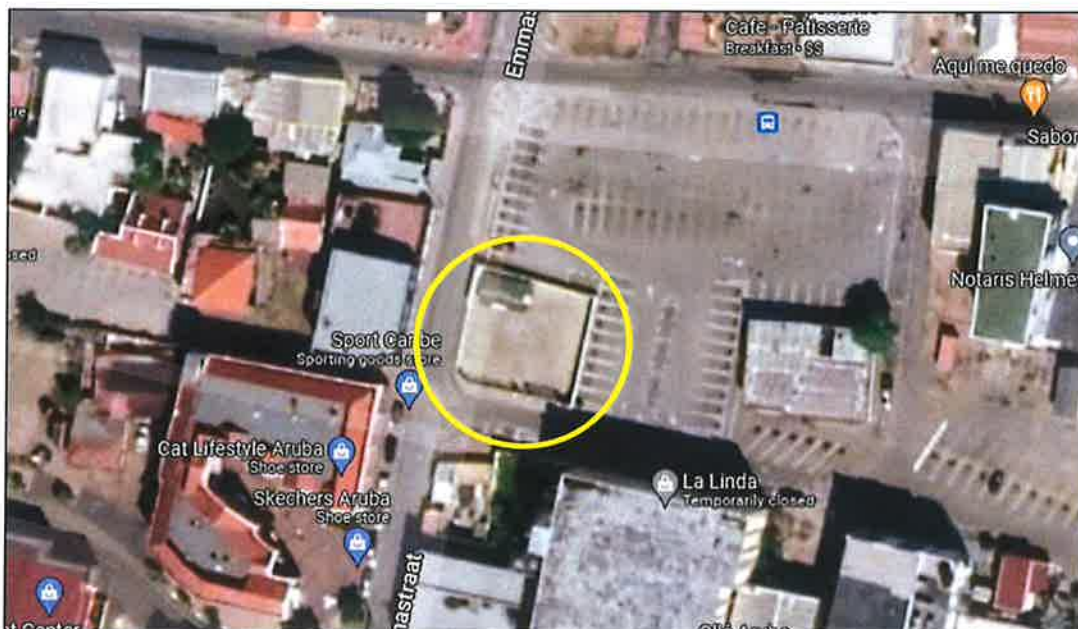


Foto van het perceel:





Appraisal report

**Commercial Building at Caya G.F. (Betico) Ctoes # 1 (1-A-456),
Oranjestad, Aruba**

APPRAISAL REPORT

Regarding : Commercial Building
Located at : Caya G.F. (Betico) Croes # 1
Client :
Date appraisal : 31 March 2023
Date Inspection : 22 March 2023
Projectnumber : 23-110

Index:

Page 1	Index
Page 2	General information
Page 3	Location
Pages 3- 5	Structure
Page 5	Use and rental
Page 5	Marketability
Page 5	New construction, Renovation or Improvement
Page 6	Maintenance Condition
Page 7	Appreciation and Undersigned
Pages 8-9	Floorplans
Pages 10-11	Site Plan
Pages 12-19	Pictures Building
Pages 20-21	Cadastral Extract

CLIENT	
Name	
Address	Caya G.F. (Betico) Croes # 1
APPRAISER-A	
Name appraiser	Mr. Nelson E. Evertsz
Name Company	Ever Tech NV
Address Company	Stadionweg 11
Telephone	(+297) 583-6758
E-mail address	info@evertechnv.com
DATE	
Inspection Date	22 March 2023
PROPERTY	
Type of plot and local description	Property land located in the entrance of the main street Caya G.F. (Betico) Croes, Oranjestad, Aruba. With concrete commercial building known as Caya G.F. (Betico) Croes # 1.
Land known as	<u>Property Land 1:</u> First District, Section A, number 456 (1-A-456). Property Area : 562 m2 <u>Property Land 2:</u> First District, Section A, number 455 (1-A-455). Property Area : 58 m2
Property Land or Long Lease land	Property land
Land value undeveloped	AWG. 1.124.000,--
Property of	-

RESPONSIBILITY

As a valuer, the undersigned accepts no responsibility from anyone other than the client with regard to the content of this report.

The following information is worth noting in this valuation:

A. LOCATION

1. Close environment	The commercial building is located in the neighborhood known as Emmastraat / Caya G.F. (Betico) Croes. The area is very busy and is quite easily accessible from the road from Oranjestad / towards Main street. Commercial building locally known Caya G.F. (Betico) Croes # 1.
2. Type of building / house	Commercial Building
3. Special circumstances current situation	None
4. Special circumstances that may influence the future value development with regard to noise pollution, air and soil pollution, surrounding buildings	None
5. Location	Good
6. Located on a public, paved road and connected to utilities, water and electricity lines	Located on public paved roads with water and electricity connections.
7. Accessibility	Good
8. Parking options	On private property, possible on the back of the building.

B. STRUCTURE

1. Year of construction / age	-
2. Protected monument	No
3. Quality of the materials used in relation to the age of the project	Good

4. A. Build and Construction			
Material Description		Material Description	
Foundation		Roof Cover	Ceramic Roof Tiles
	Strip Foundation		Corrugated panels
	Slap Foundation		TPO
Floor			Ruberiod
	Concrete		Shingels
	Wood		Corrugated panels
Floor Finishing		Ceiling	PVC Ceiling
	Ceramic Tiles		Wood
	Porcelain Tiles		Sheetrock
	Wood		Soft board panels
	Marble		Wooden Beams
	Laminate flooring		Finished Concrete Floor
	Finished Concrete	Windows	Aluminum
Structure Walls			Wood
	Masonry		UPVC
	Concrete		Glass Shutters
	Wood		
	Sheetrock	Doors	Aluminum
	Dens glass		Wood
	Glass		UPVC
Interior walls Finishing			Steel
	Compound		Glass
	Ceramic Tiles	Bathroom / Toilet	Toilet
	Porcelain Tiles		Washbasin
	Natural Stone		Urinal
	Stucco	Septic Tank	Concrete septic tank
	Mosaic tiles		Plastic tank
	Plaster		Gouvernement
Exterior Walls Finishing		Extra	Sewerage
	Compound		Solar Panels
	Ceramic Tiles		Camara system
	Stucco		Alarm system
	Mosaic tiles		Build-in AC System
	Plaster		Fire system
Roof Structure			Security railings
	Wood		Concrete Stairs
	Steel		Railings
	Concrete		

5. The spaces consist of the following:
First Floor :

1. Public Shopping Area
2. Toilets
3. Dressing Rooms
4. Storage
5. Staircase

Second Floor:

1. Public Shopping Area
2. Staircase

	Area First Floor	± 562 m ²
	Area Second Floor	± 356 m ²
	Total Area	± 880 m²

C. USE AND RENTAL
1. The object:

a. Is in own use	No
b. Is (partially) rented	No
c. Is (partially) unrented	No
d. Is empty	Yes
2. Manner of habitation / use	Was as a commercial in use

D. MARKETABILITY

1. Marketability	Good
2. Special usage and/or sales-prohibiting provisions and/or establishments	No

E. NEW CONSTRUCTION, RENOVATION or IMPROVEMENT
There is:

a. a building under construction	No
b. renovation or improvement	No
Amount to spend	N/A

MAINTENANCE CONDITIONS

An indication of the maintenance condition of the object is then given, based on visual inspection and in relation to the age of the object. It is not an indication of the structural condition of the object. The condition of maintenance of parts not mentioned is generally included in the given value judgment.

The terms excellent, good, fair, moderate, bad used hereafter mean the following:

Excellent = As good as new

Good = Up to date

Fair = Not up to standard, but maintenance will not be necessary in the short term

Moderate = Short-term maintenance required

Bad = Overdue maintenance

General maintenance condition of the objects is in Fair condition.

Maintenance Indication	Excellent	Good	Fair	Moderate	Bad	Remarks
General	☐	☐	☒	☐	☐	
Roof	☐	☐	☒	☐	☐	
Façade	☐	☐	☒	☐	☐	
Window and Doors	☐	☐	☒	☐	☐	
Painting	☐	☐	☒	☐	☐	
Interior	☐	☐	☒	☐	☐	
Exterior	☐	☐	☒	☐	☐	
Floor	☐	☐	☒	☐	☐	
Ceiling	☐	☐	☒	☐	☐	
Landscape	☐	☐	☐	☐	☐	

PURPOSE	
1. Obtaining insight into the value of the real estate for the purpose of	Determine market value, foreclosure value and rebuild value in current state.

Appreciation

The free current free market value:

1. Commercial Building	Awg.	2.382.600,-
2. Land (1-A-456)	Awg.	1.124.000,-
	Total Awg.	3.506.600,-

(Three million five hundred and six thousand six hundred Aruban Florins)

The reconstruction value:

1. Commercial Building	Awg.	2.508.000,-
	Total Awg.	2.508.000,-

(Two million five hundred and eight thousand Aruban Florins)

The value under foreclosure:

1. Commercial Building	Awg.	1.906.080,-
2. Land (1-A-456)	Awg.	899.200,-
	Total Awg.	2.805.280,-

(Two million eight hundred and five thousand two hundred and eighty Aruban Florins)

Undersigned.

The undersigned declares to have no interest, directly or indirectly, in the above property.

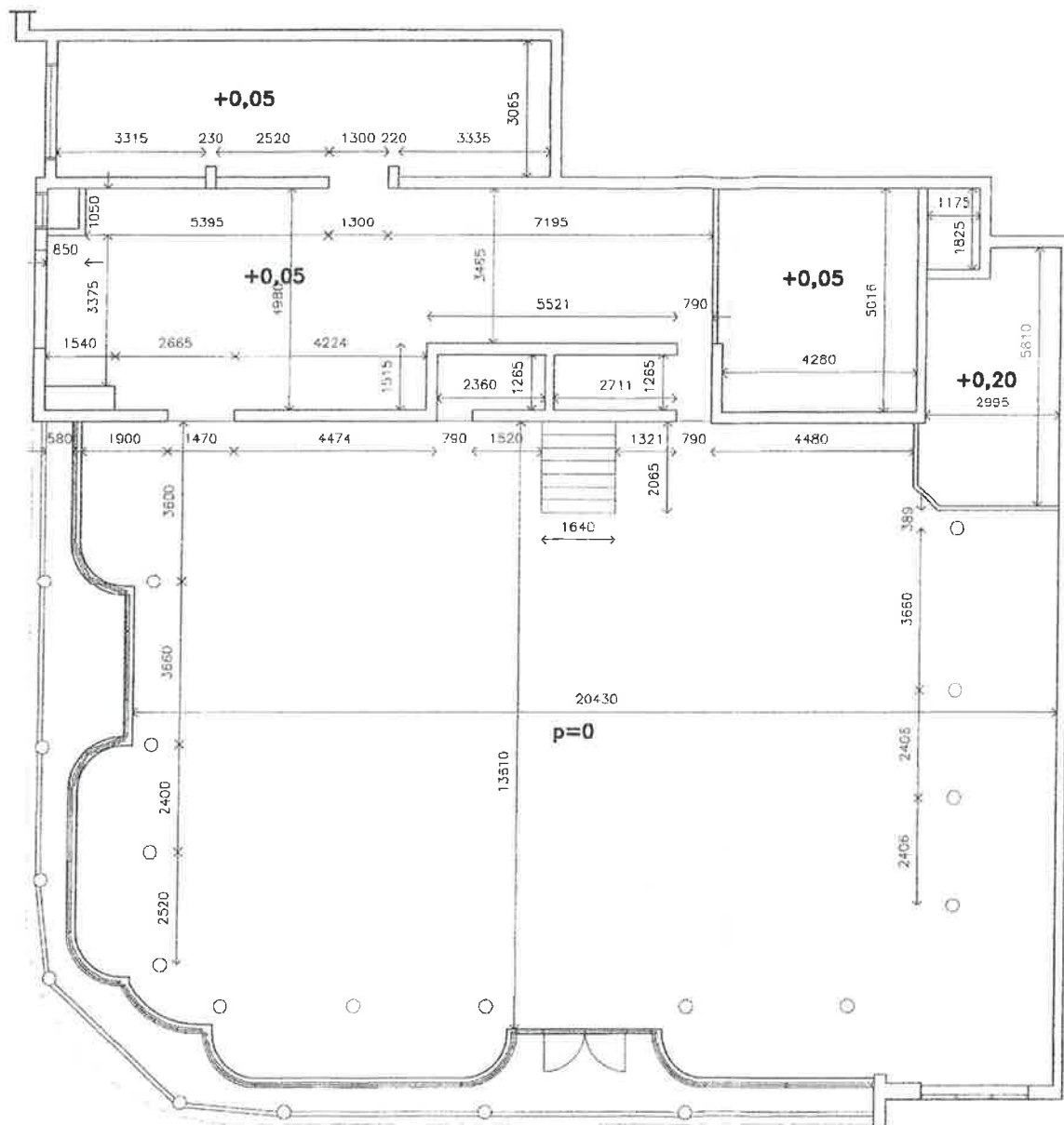
Drawn in Oranjestad, Aruba

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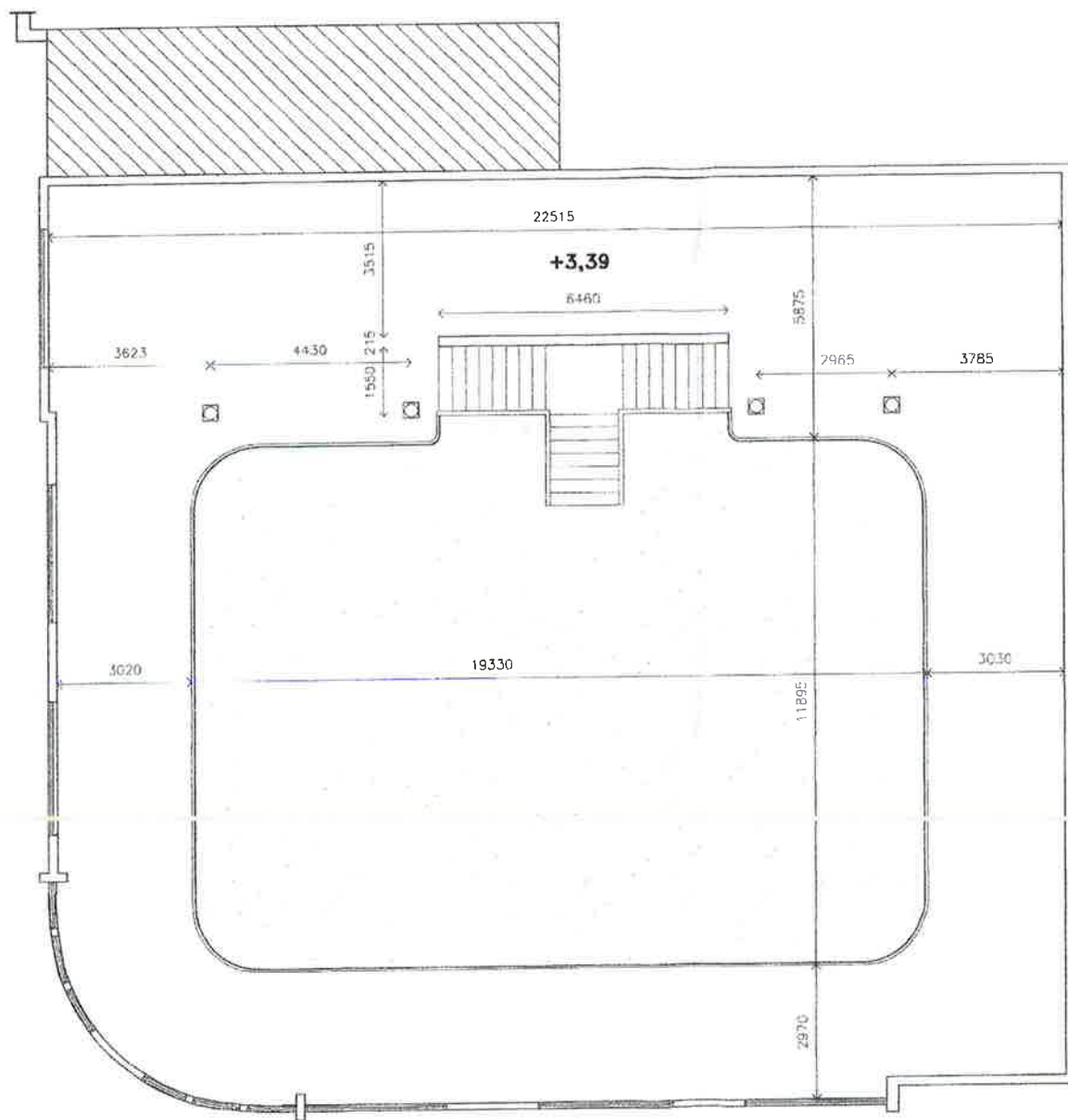
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Appraiser

Floor plan:



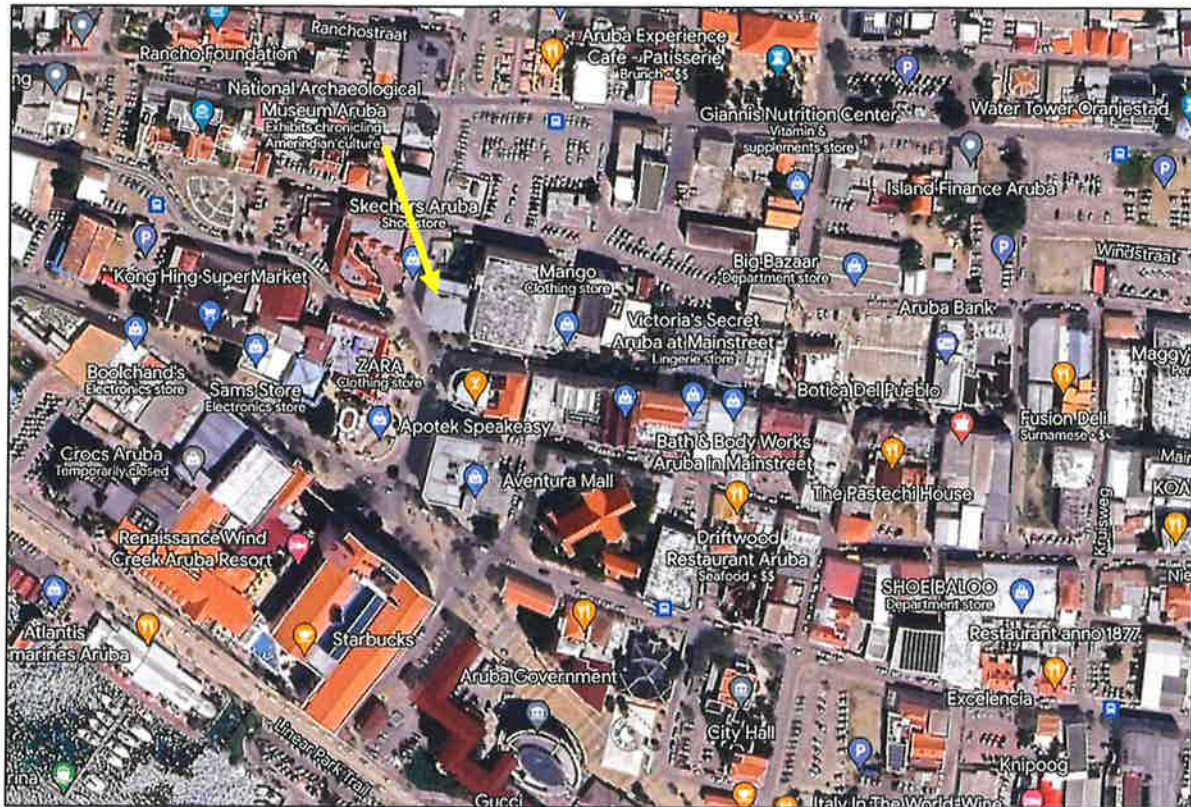
GROUND FLOOR
DIMENSION PLAN

Floor plan:



UPPER FLOOR
DIMENSION PLAN

Siteplan:



Siteplan:



Pictures Commercial Building:



Front Elevation



Front Elevation



Fron Elevation

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Left Elevation



Back Elevation



Inside of the building

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	☐	Slap Foundation	☐
Floor	☐	Concrete	☐
	☐	Wood	☐
Floor Finishing	☐	Ceramic Tiles	☐
	☐	Porcelain Tiles	☐
	☐	Wood	☐
	☐	Marble	☐
	☐	Laminate flooring	☐
Structure Walls	☐	Finished Concrete	☐
	☐	Masonry	☐
	☐	Concrete	☐
	☐	Wood	☐
	☐	Sheetrock	☐
Interior walls Finishing	☐	Dens glass	☐
	☐	Glass	☐
	☐	Compound	☐
	☐	Ceramic Tiles	☐
	☐	Porcelain Tiles	☐
Exterior Walls Finishing	☐	Natural Stone	☐
	☐	Stucco	☐
	☐	Mosaic tiles	☐
	☐	Plaster	☐
	☐	Compound	☐
Roof Structure	☐	Ceramic Tiles	☐
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	☐	UPVC	☐
	☐	Glass Shutters	☐
	☐	Aluminum	☐
	☐	Wood	☐
Bathroom / Toilet	☐	UPVC	☐
	☐	Steel	☐
	☐	Glass	☐
	☐	Toilet	☐
	☐	Washbasin	☐
Septic Tank	☐	Urinal	☐
	☐	Concrete septic tank	☐
	☐	Plastic tank	☐
	☐	Gouvernement	☐
	☐	Sewerage	☐
Extra	☐	Solar Panels	☐
	☐	Camara system	☐
	☐	Alarm system	☐
	☐	Build-in AC System	☐
	☐	Fire system	☐
	☐	Security railings	☐
	☐	Concrete Stairs	☐
	☐	Railings	☐
	☐		☐
	☐		☐

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Painting	☐	☐	☒	☐	☐	
Interior	☐	☐	☒	☐	☐	
Exterior	☐	☐	☒	☐	☐	
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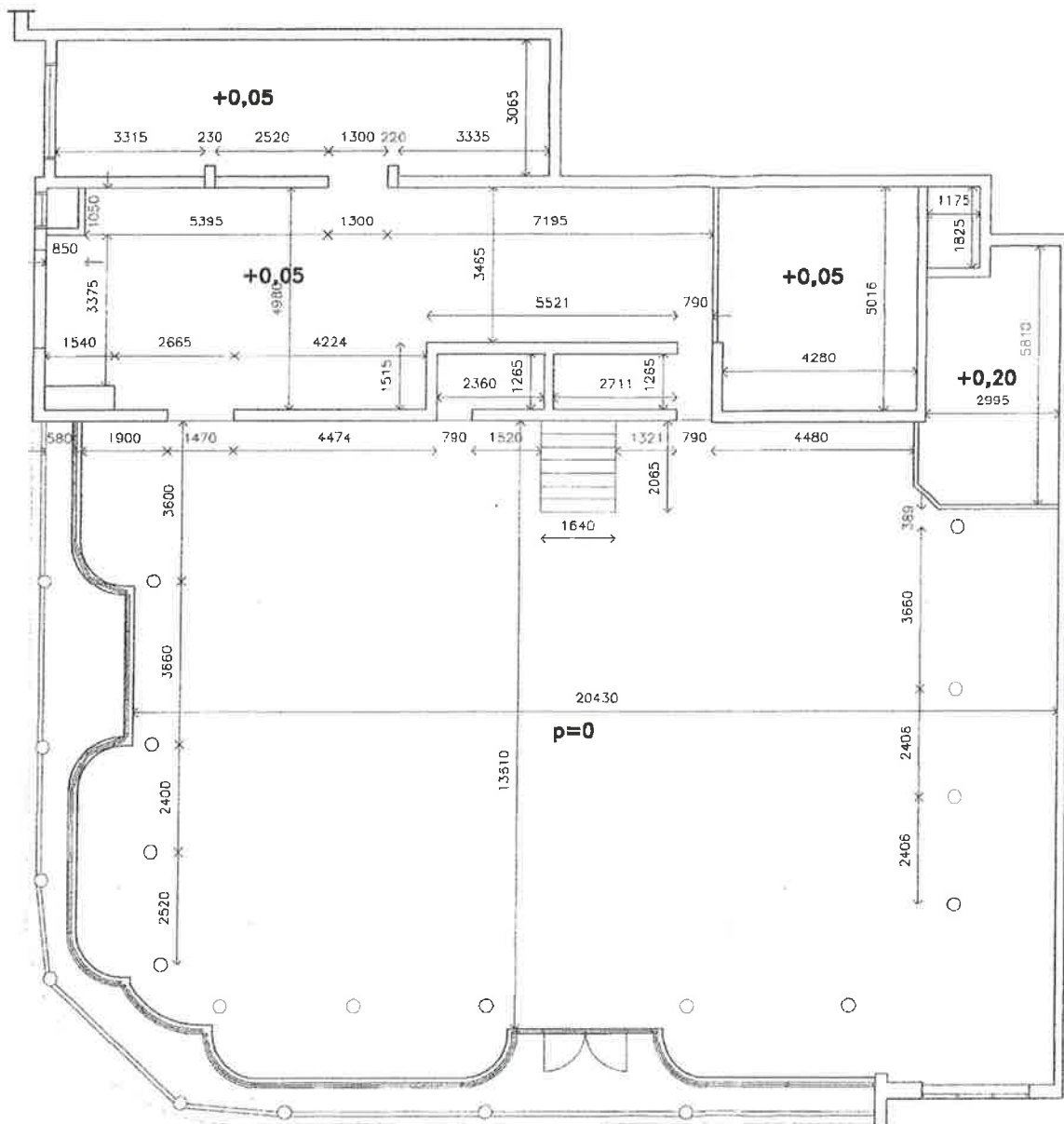
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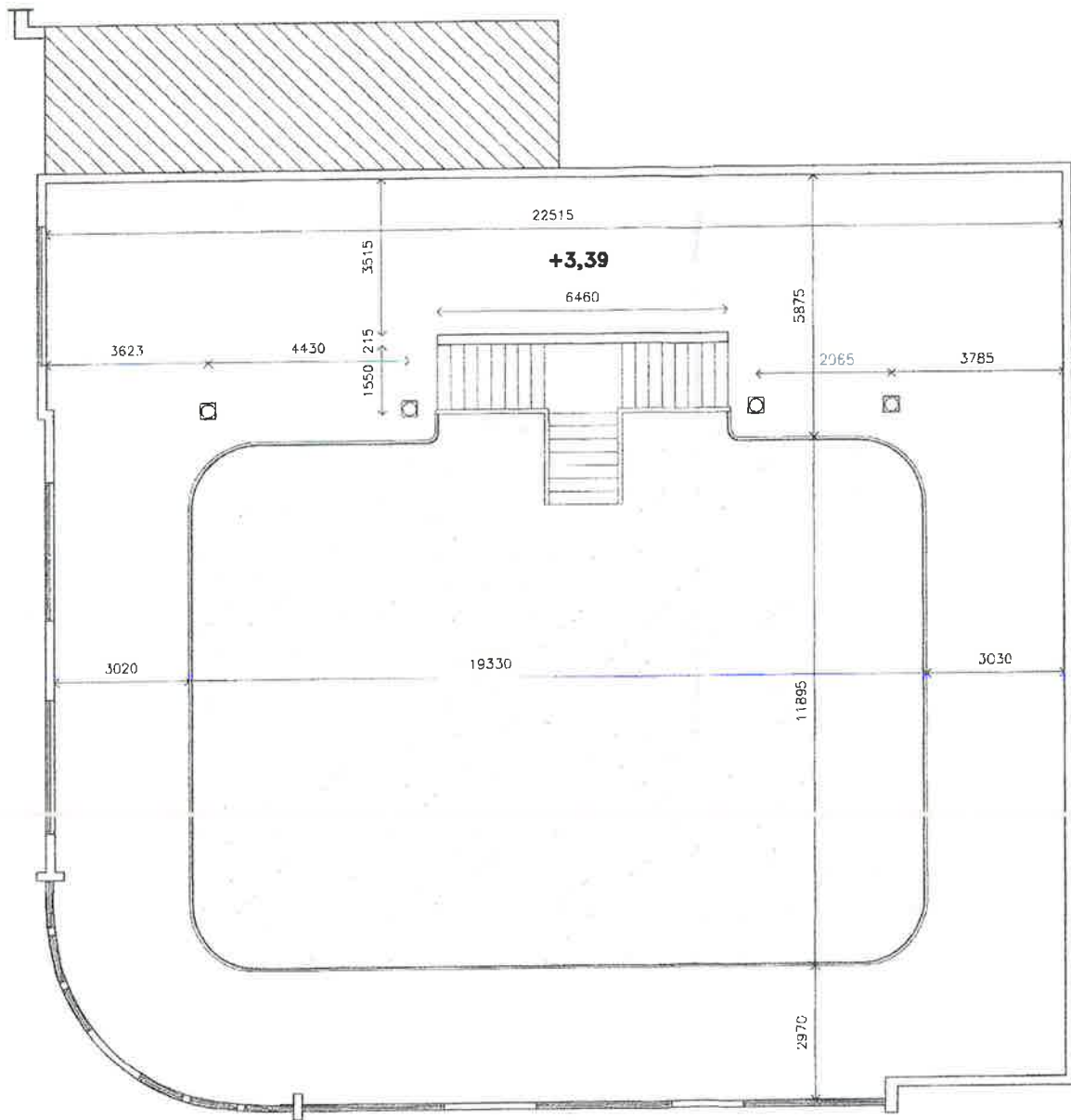
Ing. N. Evertsz
Appraiser

Floor plan:



**GROUND FLOOR
DIMENSION PLAN**

Floor plan:



UPPER FLOOR
DIMENSION PLAN

Siteplan:



Siteplan:



Pictures Commercial Building:



Front Elevation



Front Elevation



Fron Elevation

Pictures Commercial Building:



Left Elevation



Back Elevation



Inside of the building

Pictures Commercial Building:



Inside of the building



Inside of the building



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