



Appraisal report

**Dwelling House at Malmokweg 22,
Noord, Aruba**

APPRAISAL REPORT

Regarding : Dwelling House
Located at : Malmokweg 22
Client
Date : 06 September 2024
Date Inspection : 28 August 2024
Projectnumber : 24-502

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CLIENT	
Name	
Address	Malmokweg 22
APPRAISER	
Name appraiser	Mr. Nelson E. Evertsz
Name Company	Ever Tech NV
Address Company	Stadionweg 11
Telephone	(+297) 583-6758
E-mail address	info@evertecharuba.com
DATE	
Inspection Date	28 August 2024
PROPERTY	
Type of plot and local description	Government long lease land located at Malmok, Westpunt, Aruba. With concrete residential house known as Malmokweg 22.
Land known as	Property known as Land Aruba, Second Division, Section A, Number 161. Property Area: 1.005 m ² Property Lease till: 4 th of November 2034
Property Land or Long Lease land	Government Long Lease land
Land value undeveloped	Awg. 552.750,00
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 house is located in the neighborhood known as Malmok, Westpunt. The area is quiet and is quite easily accessible from the road from L.G. Smith Boulevard towards Tierra del Sol. Take Malmokweg, the house is located at corner of the intersection between Caya Pelican & Malmokweg. House locally known as Malmokweg 22.
2. Type of building / house	Dwelling house
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. Sewage water via septic tank.
7. Accessibility	Good
8. Parking options	On property, possible on the front of the house.

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	Strip Foundation	Kitchen Cabinets	Wooden Panels (doors) Masonry / Concrete		
Floor	Concrete	Kitchen Cabinets Finishing	Varnished Wood		
Floor Finishing	Ceramic Tiles	Kitchen top	Tiles		
Walls	Masonry Concrete	Kitchen Appliances	Sink Cooker Extractor Hood Dishwasher Oven Microwave		
Interior walls Finishing	Paint Ceramic Tiles Plaster Wooden panels (Partial)	Septic Tank	Septic Tank		
Exterior Walls Finishing	Plaster Paint	Fence	Masonry Concrete Columns Aluminum Structure Plaster Wood (Garage door)		
Roof Structure	Wood	Pool / Jacuzzi	Concrete Pool		
Roof Cover	Metal Corrugated Roof	Pool Finishing	Diamond Brite Tiles Natural Stone		
Ceiling	Sheetrock Ridged Wood Panels Wooden beams PVC Molding	Hardscaping	Concrete Gravel Natural Steppingstone		
Windows	Aluminum Metal Security Railing Glass Shutters	Landscaping	Ornamental Plants Palm trees Fruit trees		
Doors	Aluminum Wood	Extra	Water heater Build-in Closet Alarm system Built-in wooden bar		
Bathroom / Toilet	Toilet Shower Washbasin Partition wall				
Washbasin Cabinets	Wood with laminate Corian Top				

5. The spaces consist of the following:

House:

1. Open Patio + Bar	= 3.50 x 3.50 m + 2.50 x 1.20 m + 6.75 x 5.35 m
2. Half Bathroom 1	= 1.13 x 2.20 m
3. Half Bathroom 2	= 1.13 x 2.20 m
4. Livingroom	= 6.00 x 6.00 m
5. Studyroom	= 4.00 x 3.45 m
6. Hallway 1	= 1.10 x 5.45 m
7. Diningroom	= 4.35 x 4.00 m
8. Kitchen	= 3.50 x 4.00 m + 2.45 x 1.00 m
9. Laundry	= 2.00 x 3.75 m
10. Hallway 2	= 3.50 x 1.00 m
11. Hallway 3	= 1.00 x 7.80 m
12. Bedroom 1+ closet	= 4.00 x 4.00 m + 1.60 x 2.10 m
13. Bathroom 1	= 2.30 x 2.00 m
14. Bedroom 2	= 2.90 x 2.90 m
15. Bathroom 2	= 2.90 x 2.70 m
16. Bedroom 3	= 4.00 x 3.25 m
17. Bedroom 4 + Bathroom 3 (Terrace)	= 7.70 x 4.85 m + 4.15 x 6.05 m
18. Garage	= 7.20 x 6.00 m
19. Hobby	= 7.20 x 4.00 m
20. Guesthouse + bathroom	= 7.20 x 3.50 m

	Area – House + Terrace	311.00 m ²
	Area – Guesthouse + Bathroom Garage	105.00 m ²
	Total Area Build	416 .00 m²

* Measurement are from third party plans.

C. USE AND RENTAL	
1. The object:	
a. Is in own use	Yes
b. Is (partially) rented	No
c. Is (partially) unrented	No
d. Is empty	No
2. Manner of habitation / use	In use as habitation
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

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 Good condition.

Maintenance Indication	Excellent	Good	Fair	Moderate	Bad	Remarks
General	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Roof	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Façade	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Window and Doors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Painting	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Paintwork maintenance at some areas.
Interior	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Some ceiling lights fixtures need replacement.
Exterior / Structure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ceiling	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Landscape / Fence	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garage entrance door not functional. Wooden door broken, needs replacement.

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 current free market value:

1 House	AWG	929,890.00
2 Right Garage	AWG	66,125.00
3 Maiden Room	AWG	169,625.00
4 Landscape / Hardscaping	AWG	113,850.00
5 Fence	AWG	94,250.00
6 Swimming Pool	AWG	77,315.00
7 Land	AWG	552,750.00
	AWG	2,003,805.00

The reconstruction value:

1 House	AWG	808,600.00
2 Right Garage	AWG	57,500.00
3 Maiden Room	AWG	147,500.00
4 Landscape / Hardscaping	AWG	99,000.00
5 Fence	AWG	81,250.00
6 Swimming Pool	AWG	82,250.00
	AWG	1,276,100.00

The value under foreclosure:

1 House	AWG	743,912.00
2 Right Garage	AWG	52,900.00
3 Maiden Room	AWG	135,700.00
4 Landscape / Hardscaping	AWG	91,080.00
5 Fence	AWG	75,400.00
6 Swimming Pool	AWG	61,852.00
7 Land	AWG	442,200.00
	AWG	1,603,044.00

Undersigned.

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

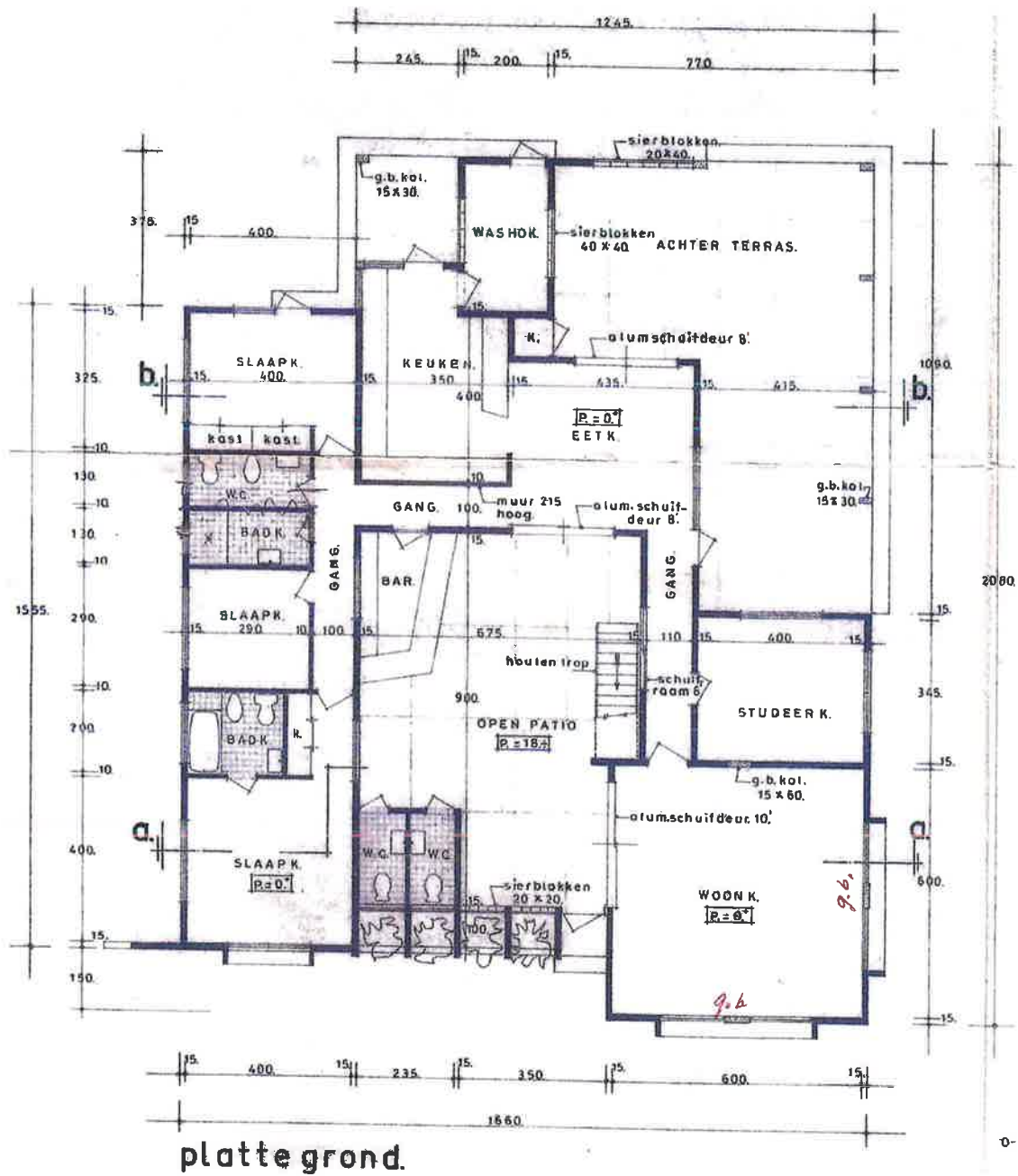
Drawn in Oranjestad, Aruba

Ever Tech n.v.

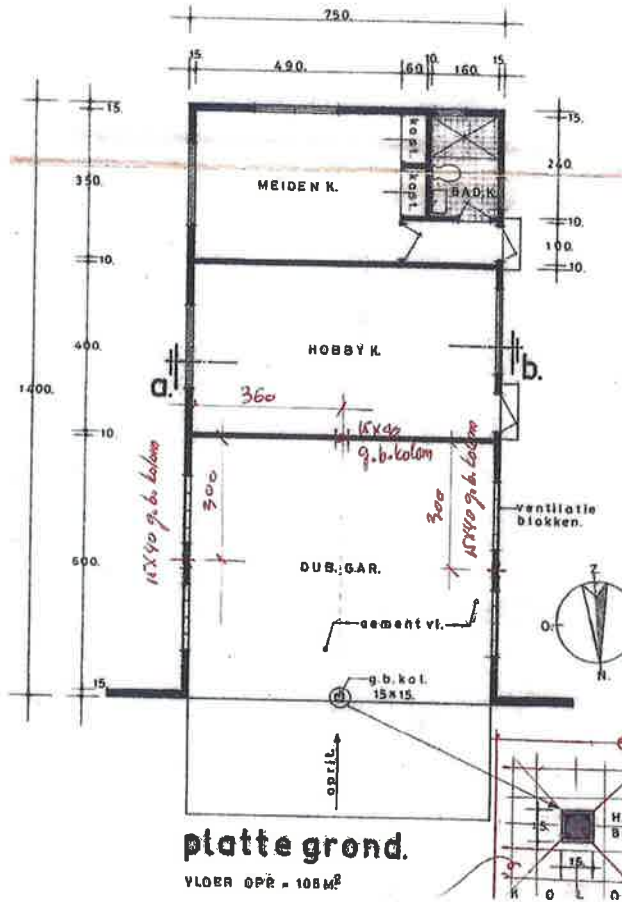


Ing. N. Evertsz
Appraiser

Floorplan - House:



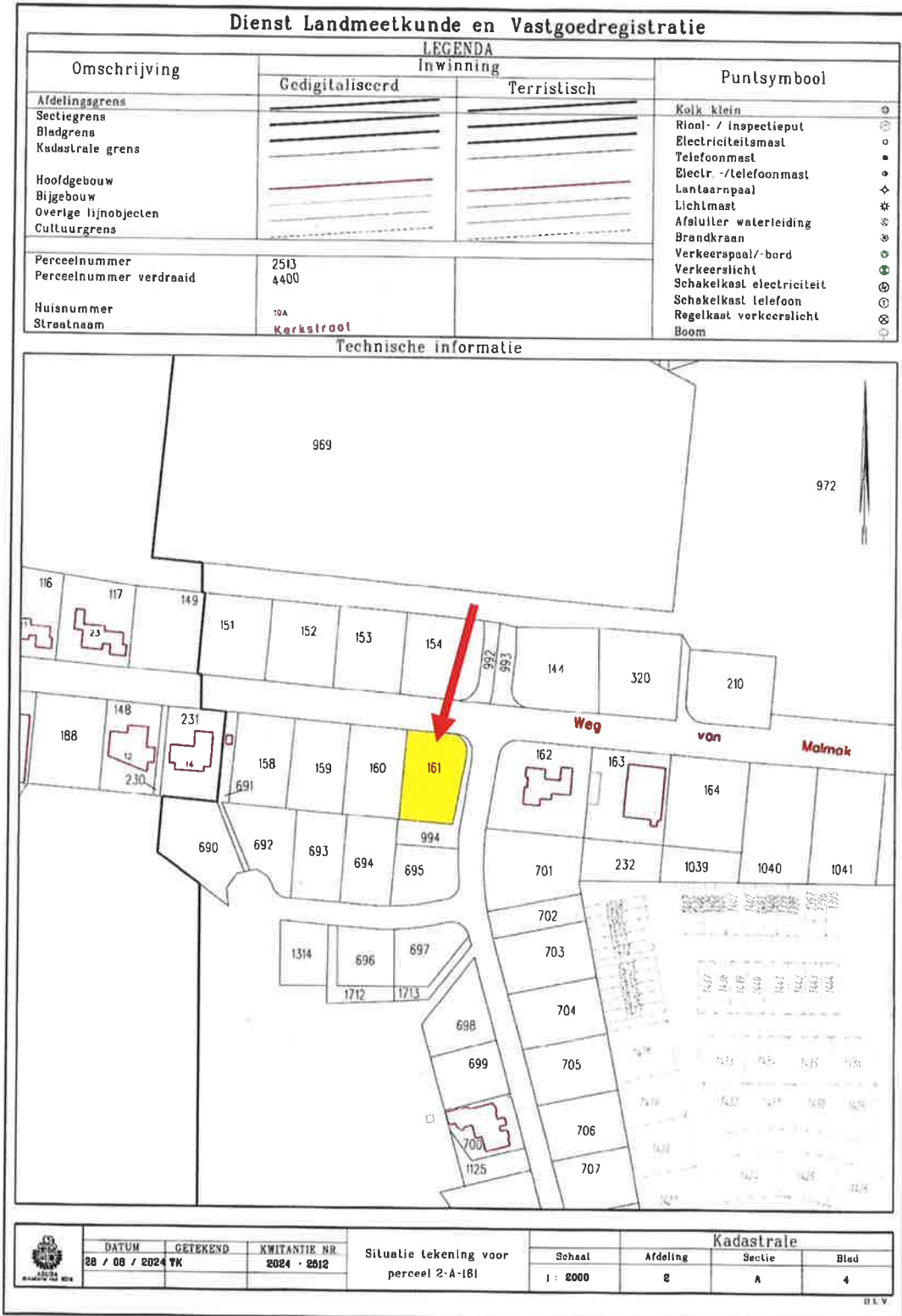
Floorplan – Guesthouse /Garage :



Siteplan:



Siteplan:



Pictures of the Dwelling House:



Front Façade



Front Façade / Front landscape



Front Façade / Front landscape

Pictures of the Dwelling House:



Left façade / yard



Left Façade / Entrance to Garage



Fence

Pictures of the Dwelling House:



Fence/Yard



Right Façade



Front façade

Pictures of the Dwelling House:



Rear Façade



Swimming pool



Swimming pool

Pictures of the Dwelling House:



Garage



Covered Garage



Covered Garage

Pictures of the Dwelling House:



Bar



Bar



Living room

Pictures of the Dwelling House:



Kitchen



Kitchen



Kitchen

Pictures of the Dwelling House:



Dining room



Laundry room



Laundry room

Pictures of the Dwelling House:



Bedroom



Closet



Bathroom

Pictures of the Dwelling House:



Bedroom



Bathroom



Bedroom

Pictures of the Dwelling House:



Bathroom



Bedroom



Bedroom

Pictures of the Dwelling House:



Bedroom – Apartment



Bedroom – Apartment



Bathroom – Apartment

