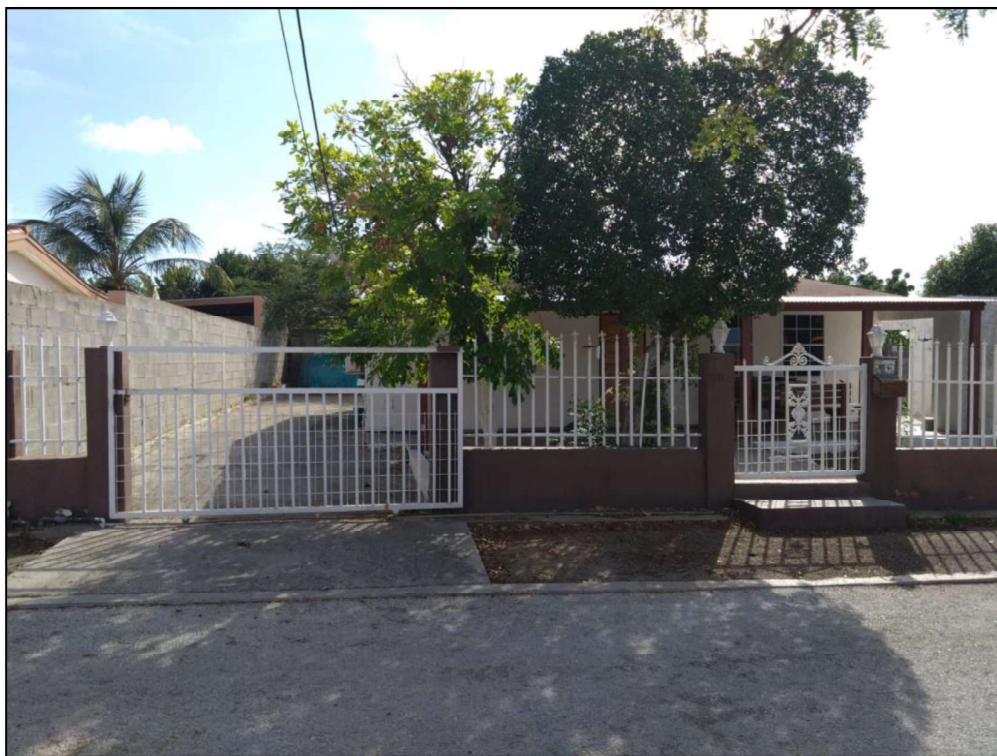




Appraisal report (Façade Appraisal)

**Dwelling House at Pos Chiquito 261-I,
Savaneta, Aruba**

APPRAISAL REPORT (FACADE APPRAISAL)

Regarding : Dwelling House
Located at : Pos Chiquito 261-I
Client :
Date : 06 November 2024
Date Inspection : 05 November 2024
Projectnumber : 24-269

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CLIENT	
Name	
Address	Pos Chiquito 261-I
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	05 November 2024
PROPERTY	
Type of plot and local description	Government long lease land located Pos Chiquito, Savaneta, Aruba. With concrete residential house known as Pos Chiquito 261-I.
Land known as	Property known as Land Aruba, Third Division, Section G, Nummer 1405. Property Area: 500 m ² Property Lease till: 16 December 2054 Lease: AWG. 375,- á year.
Property Land or Long Lease land	Government Long Lease land
Land value undeveloped	AWG. 62.500,-
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 Pos Chiquito, Savaneta. The area is quiet and is quite easily accessible from the road from Oranjestad towards Pos Chiquito / Savaneta. At the roundabout of Pos Chiquito the third exit towards Pos Chiquito / Sabana Basora. House known as Pos Chiquito 261-I.
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	
Floor		Concrete	
Floor Finishing		Not inspected	
Walls / Structure		Masonry	
		Concrete	
Interior walls Finishing		Not inspected	
Exterior Walls Finishing		Plaster (Structure)	
		Paint	
Roof Structure		Wood	
Roof Cover		Metal Corrugated roof	
		Asphalt Shingles	
Ceiling		Not inspected	
Windows		Aluminum	
Doors		Wood	
Bathroom / Toilet		Not inspected	
		Kitchen Cabinets	Not inspected
		Kitchen Cabinets Finishing	Not inspected
		Kitchen top	Not inspected
		Kitchen Appliances	Not inspected
		Septic Tank	Septic Tank
		Fence	Masonry
			Concrete Columns
			Metal
		Hardscaping	Bomanite
			Concrete
			Gravel
		Landscaping	Ornamental Plants

5. The spaces consist of the following:		
House:		
1. Porch	: 6.67 x 2.84 m	
2. Living / Dining / Kitchen	: 6.67 x 2.90 m	
3. Patio	: 4.86 x 3.55 m	
4. Hallway	: 1.00 x 3.88 m	
5. Bedroom 1	: 3.66 x 2.88 m	
6. Bedroom 2	: 3.66 x 2.88 m	
7. Bedroom 3	: 3.00 x 2.88 m	
8. Bathroom	: 2.00 x 2.88 m	
	Area – House	58.00 m ²
	Area – Porch	19.00 m ²
	Area – Patio	17.50 m ²
	Total Area Build	94.50 m²

*** Measurement are from third party plans received by client.**

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
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 Good condition.

Maintenance Indication	Excellent	Good	Fair	Moderate	Bad	Remarks
General	☐	☒	☐	☐	☐	
Roof	☐	☒	☐	☐	☐	
Façade	☐	☒	☐	☐	☐	
Window and Doors	☐	☒	☐	☐	☐	
Painting	☐	☒	☐	☐	☐	Interior walls not inspected.
Interior	☐	☐	☐	☐	☐	Not inspected.
Exterior / Structure	☐	☒	☐	☐	☐	
Floor	☐	☐	☐	☐	☐	Not inspected.
Ceiling	☐	☐	☐	☐	☐	Not inspected.
Landscape / Fence	☐	☒	☐	☐	☐	

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	146,740.00
2 Porch	AWG	24,035.00
3 Patio	AWG	12,870.00
4 Landscape / Hardscaping	AWG	15,125.00
5 Fence	AWG	39,600.00
6 Land	AWG	62,500.00
	AWG	300,870.00

The reconstruction value:

1 House	AWG	127,600.00
2 Porch	AWG	21,850.00
3 Patio	AWG	11,700.00
4 Landscape / Hardscaping	AWG	13,750.00
5 Fence	AWG	36,000.00
	AWG	210,900.00

The value under foreclosure:

1 House	AWG	117,392.00
2 Porch	AWG	19,228.00
3 Patio	AWG	10,296.00
4 Landscape / Hardscaping	AWG	12,100.00
5 Fence	AWG	31,680.00
6 Land	AWG	50,000.00
	AWG	240,696.00

Undersigned.

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

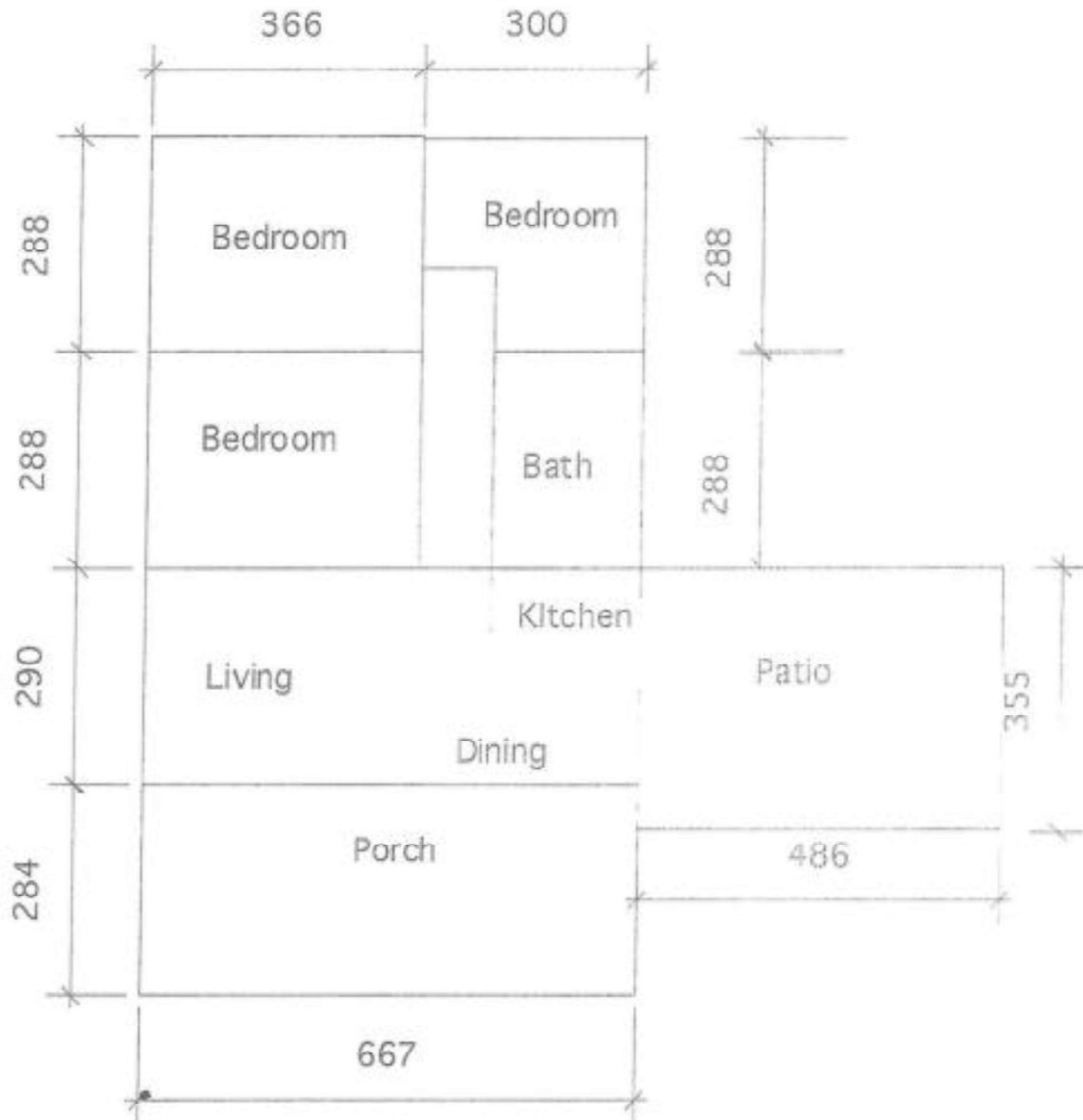
Drawn in Oranjestad, Aruba

Ever Tech n.v.



Ing. N. Evertsz
Appraiser

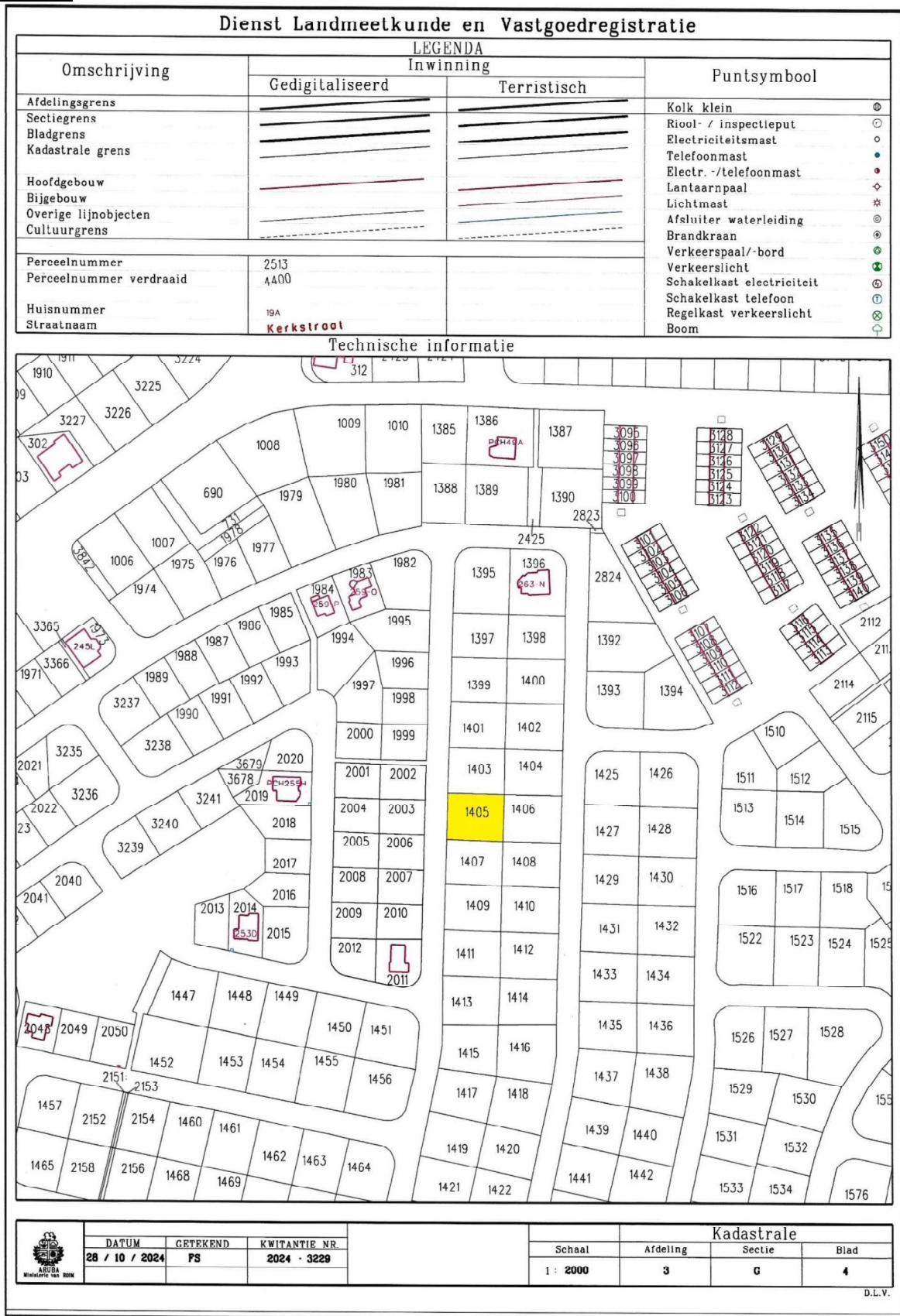
Floorplan - House:



Siteplan:



Siteplan:



Pictures of the Dwelling House:



Front Façade



Front Façade



Front Façade / Porch

Pictures of the Dwelling House:



Front Façade / Porch (Left view)



Left Façade



Front Façade / Porch (Right view)

Pictures of the Dwelling House:



Right Façade / Right yard



Right Façade / Right yard

Cadastral Extract:**Dienst Landmeetkunde en
Vastgoedregistratie Aruba**Pagina 1 van 2
Datum 28-10-2024
Tijd 15:42**Kadastraal uittreksel (object) beperkt**

Registratie bijgewerkt t/m	28-10-2024
Inzage per	28-10-2024
Referentie	2024-6096
Prijs uittreksel	AWG 24,00

Kadastrale aanduiding object

Kadastrale aanduiding Index	3 G 1405
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Objectgegevens

Grootte	500 m ²
Omschrijving	Woonhuis en erf
Herkomst	Kadastraal perceel
Bladnummer	4
Bladvolgnr en ruit	c3
Locatie	Pos Chikito 261 I Aruba

Objectaantekening	Erfpachtcanon
Datum ingang	
Geldig tot	
Omschrijving	Afl. 375,== p/j.

Gerechtigde 1/2 Erfpacht

Naam	
Geboren	
Geslacht	
Burgerlijke staat	
Beroep	
Geboorteplaats	
Geboorteland	
Woonadres	

Rechten

Recht verkregen bij	C register deel/nummer 898/23
Type akte	Overdracht
	koop prijs AWG 160.000,00
	ingeschreven op 2-11-2012 15:50:00
	verleden op 2-11-2012 voor mr. R.E. Yarzagaray
	erfpachtcanon AWG 375,00
	geldig tot 16-12-2054

Gerechtigde 1/2 Erfpacht

Dienst Landmeetkunde en Vastgoedregistratie te Aruba
Sabana Blanco 68 Oranjestad Aruba
tel: (+297) 5 288 388, email: inzages@dlv.aw

Bali



Cadastral Extract:**Dienst Landmeetkunde en
Vastgoedregistratie Aruba**Pagina 2 van 2
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	geldig tot 16-12-2054

Gerechtigde**1/1 Eigendom**

Naam	ARUBA
Persoonsnummer	0113973
Zetel	Aruba
Aard	Onbekend
Adres	Sabana Blanco 68
	Aruba

Subjectaantekening

Omschrijving	Na grondig onderzoek op de uitgangssituatie: C 73/21; C 285/102; C 664/32. Is gebleken dat alleen C 664/32 actueel is, voor zover het van toepassing is.
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Rechten

Recht verkregen bij	C register deel/nummer 664/32
Type akte	Tenaamstelling
	ingeschreven op 20-2-2006 15:05:00
	verleden op 28-5-2002 voor Gouverneur van Aruba

In dit uittreksel zijn eventuele hypotheek en beslagen buiten beschouwing gelaten.Dienst Landmeetkunde en Vastgoedregistratie te Aruba
Sabana Blanco 68 Oranjestad Aruba
tel: (+297) 5 288 388, email: inzages@dlv.aw

Bali

