



Appraisal report (Façade Appraisal)

**Commercial Building at Santa Cruz 364-C,
Santa Cruz, Aruba**

APPRAISAL REPORT (FAÇADE APPRAISAL)

Regarding : Commercial Building
Located at : Santa Cruz 364-C

Date : 4th of August 2025
Date Inspection : 23rd of July 2025
Projectnumber : 25-448

Index:

Page 2	Index
Page 3	General information
Page 4	Location
Pages 4-6	Structure
Page 6	Use and rental
Page 6	Marketability
Page 6	New construction, Renovation or Improvement
Page 7	Maintenance Condition
Page 8-9	Appreciation and Undersigned
Page 10	Floor Plans
Pages 11-12	Site Plan
Pages 13-14	Pictures Commercial Building
Pages 15-16	Cadastral Extract

CLIENT	
Name	
Address	Santa Cruz 364-C
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	23 rd of July 2025
PROPERTY	
Type of plot and local description	Property land located in Santa Cruz, Aruba. With concrete commercial building known as Santa Cruz 364-C.
Land known as	Property known as Land Aruba, First Division, Section R, Number 2966. Property Area: 1543 m ²
Property Land or Long Lease land	Property Land
Land value undeveloped	AWG. 424.325.00
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 building is located in the neighborhood known as Santa Cruz. The area is quiet and easily accessible from the road leading from Piedra Plat to Santa Cruz. At the roundabout in Piedra Plat, take the second exit toward Santa Cruz. Pass Jon Tai Hardware Store, it's the first building on the left, at a T-junction. The commercial building is known as Santa Cruz 364-C.
2. Type of building / house	Commercial Building / Warehouse
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, possibly on the front of the building.

B. STRUCTURE

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

4. A. Build and Construction					
Material Description			Material Description		
Foundation		Strip Foundation	Kitchen Cabinets		N.A.
Floor		Concrete	Kitchen Cabinets Finishing		N.A.
Floor Finishing		Ceramic Tiles	Kitchen top		N.A.
Walls / Structure		Masonry	Kitchen Appliances		N.A.
		Concrete			
		Metal Structure			
		Wood	Septic Tank		Septic Tank
		Sheetrock			
Interior walls Finishing		Painted	Fence		Masonry
		Ceramic Tiles			Concrete Columns
		Plastered			Plastered
					Painted
Exterior Walls Finishing		Plastered	Hardscaping		Asphalt
		Painted			Concrete
		Ceramic wall tiles			
Roof Structure		Shed Roof	Landscaping		Fruit Plants
Roof Cover		Trapezoidal Metal	Extra		Alarm system
Ceiling		Cathedral Ceiling			Camara system
		Decorated Ceilings			Rolling Shutters
					Split Unit
Windows		Aluminum			
Doors		Aluminum			
Bathroom / Toilet		Toilet			
		Shower			
		Washbasin			
		Lavatory cabinet			
Washbasin Cabinet		Laminated wood			

5. The spaces consist of the following:			
Ground floor:		Second Floor:	
1.	Grocery Store	9.	Staircase
2.	Office	10.	Hallway
3.	Toilet 1	11.	Bedroom 1
4.	Toilet 2	12.	Bedroom 2
5.	Cooler	13.	Study Room
6.	Warehouse	14.	Bathroom 1
7.	Storage A	15.	Bathroom 2
8.	Storage B	16.	Warehouse
	Area – Ground Floor		715.00 m²
	Area – Second Floor		694.00 m²
	Area – Storage A + B		30.00 m²
	Total Area Build		1439.00 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 commercial
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	☐	☐	☒	☐	☐	Needs maintenance
Interior	☐	☐	☒	☐	☐	
Exterior / Structure	☐	☐	☒	☐	☐	Walls need maintenance
Floor	☐	☐	☒	☐	☐	Roof edges deteriorating, needs maintenance
Ceiling	☐	☐	☒	☐	☐	
Landscape / Fence	☐	☐	☒	☐	☐	

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

Appreciation

The current free market value:

1 Commercial Building Ground floor	AWG	1,630,200.00
2 Commercial Building Upper floor Warehouse	AWG	800,850.00
3 Commercial Building Upper Hallway + Rooms	AWG	213,180.00
4 Storage A + B	AWG	51,300.00
5 Concrete Floor	AWG	37,240.00
6 Asphalt parking area	AWG	169,100.00
7 Fence	AWG	69,492.50
8 Land	AWG	424,325.00
	AWG	3,395,687.50

The reconstruction value:

1 Commercial Building Ground floor	AWG	1,716,000.00
2 Commercial Building Upper floor Warehouse	AWG	843,000.00
3 Commercial Building Upper Hallway + Rooms	AWG	224,400.00
4 Storage A + B	AWG	54,000.00
5 Concrete Floor	AWG	39,200.00
6 Asphalt parking area	AWG	178,000.00
7 Fence	AWG	73,150.00
	AWG	3,127,750.00

The value under foreclosure:

1 Commercial Building Ground floor	AWG	1,304,160.00
2 Commercial Building Upper floor Warehouse	AWG	640,680.00
3 Commercial Building Upper Hallway + Rooms	AWG	170,544.00
4 Storage A + B	AWG	41,040.00
5 Concrete Floor	AWG	29,792.00
6 Asphalt parking area	AWG	135,280.00
7 Fence	AWG	55,594.00
8 Land	AWG	339,460.00
	AWG	2,716,550.00

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

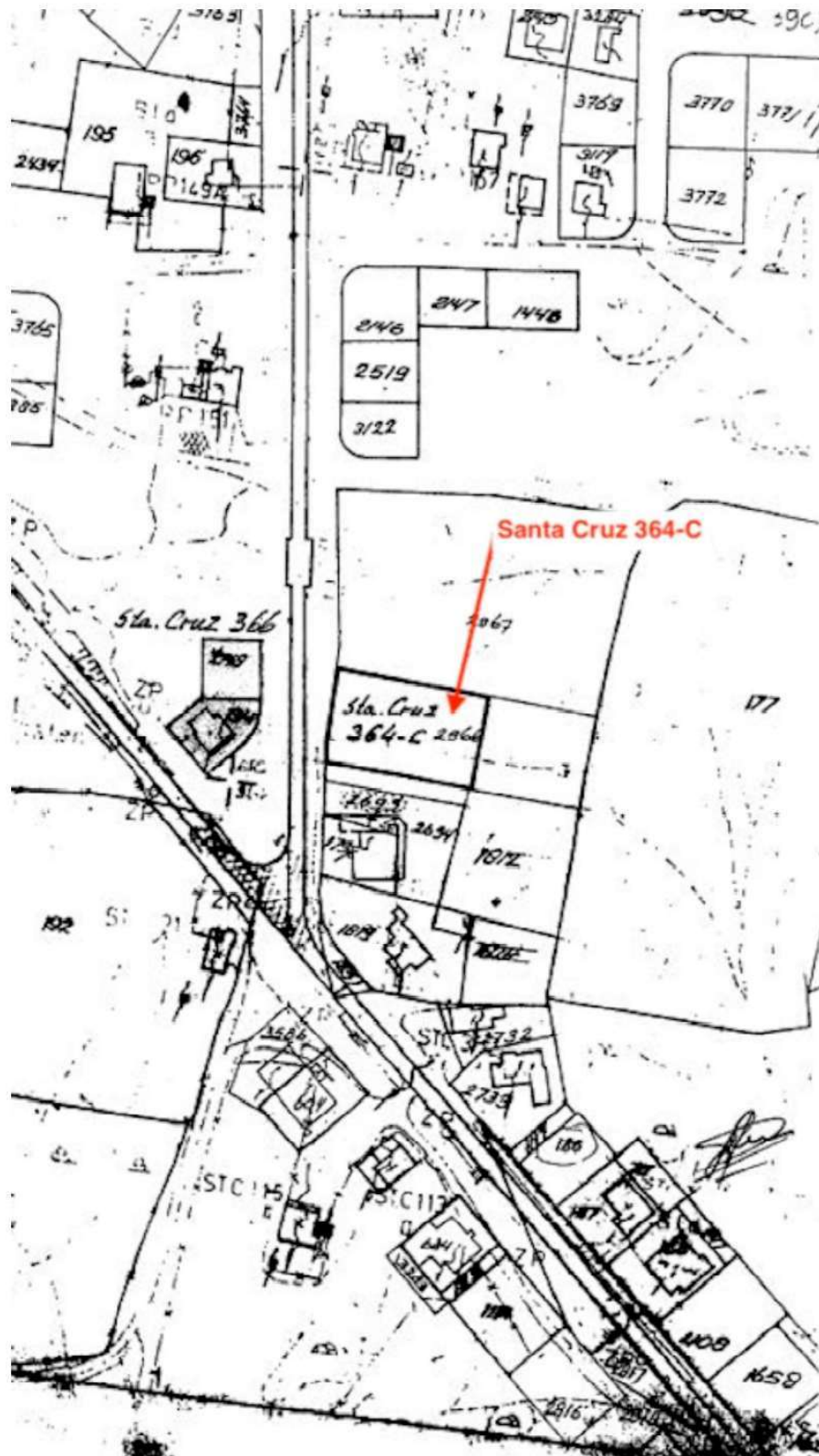
Floorplan - Building:



Siteplan:



Siteplan:



Pictures of the Building:



Front Façade



Front Façade



Right Façade

Pictures of the Building:



Rear Façade

Cadastral Extract:

Dienst Landmeetkunde en Vastgoedregistratie Aruba


 Pagina 1 van 2
 Datum 12-6-2025
 Tijd 9:32

Kadastraal uittreksel (object)

Registratie bijgewerkt t/m	11-6-2025
Inzage per	12-6-2025
Referentie	2025-3872
Prijs uittreksel	AWG 24,00

Kadastrale aanduiding object (Van dit perceel is/zijn gedeelte(n) overgedragen)

Kadastrale aanduiding	1 R 2966
Index	

Objectgegevens

Grootte	2632 m ²
Omschrijving	Winkelpand en erf
Herkomst	Kadastraal perceel
Bladnummer	4
Bladvolgnr en ruit	E/4
Locatie	Santa Cruz 364 C Aruba

Objectaantekening	Overgedragen delen
Datum ingang	
Geldig tot	
Omschrijving	C 419-53,54 ± 1.089 m ² alzo resterende ± 1543 m ²

Gerechtigde **1/2 Eigendom**

Naam	
Persoonsnummer	
Geboren	
Geslacht	
Burgerlijke staat	
Beroep	
Geboorteplaats	
Geboorteland	
Woonadres	

Rechten

Recht verkregen bij	C register deel/nummer 777/44
Type akte	Verkoop en koop koop prijs AWG 100.000,00 ingeschreven op 22-1-2009 11:00:00 verleden op 21-1-2009 voor mr. M.J.C. Tromp

Gerechtigde **1/2 Eigendom**

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



Cadastral Extract:

**Dienst Landmeetkunde en
Vastgoedregistratie Aruba**



Pagina 2 van 2
Datum 12-6-2025
Tijd 9:32

Kadastraal uittreksel (object)

Naam
Persoonsnummer
Geboren
Geslacht
Burgerlijke staat
Beroep
Geboorteplaats
Geboorteland
Woonadres

Rechten

Recht verkregen bij	C register deel/nummer 777/44
Type akte	Verkoop en koop
	koopprijs AWG 100.000,00
	ingeschreven op 22-1-2009 11:00:00
	verleden op 21-1-2009 voor mr. M.J.C. Tromp

Hypotheken en beslagen

Hypotheek

Hypotheeknemer

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

Bali

