



Appraisal report (Façade Appraisal)

**Dwelling House at Keito 8-G,
Noord, Aruba**

APPRAISAL REPORT (FACADE APPRAISAL)

Regarding : Dwelling House
Located at :
Client :
Date : 16 May 2025
Date Inspection : 14 May 2025
Projectnumber : 25-260

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	Appreciation and Undersigned
Pages 9-10	Site Plan
Page 11	Pictures Dwelling house
Pages 12-13	Cadastral Extract

CLIENT	
Name	
Address	Keito 8-G
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	14 May 2025
PROPERTY	
Type of plot and local description	Government Long Lease land located Keito, Noord, Aruba. With concrete residential house known as Keito 8-G.
Land known as	Property known as Land Aruba, Second Division, Section C, Nummer 2006. Property Area: 605 m ² Property Lease till 12 Augustus 2057 Lease: AWG. 454,- á year.
Property Land or Long Lease land	Government Long Lease land
Land value undeveloped	AWG. 105.875,-
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 Keito, Moord. The area is quiet and is quite easily accessible from the road from roundabout of Palm Beach towards Noord. Take the first road to your right towards Keito / Koyari. Then take the second asphalt road to your left, then the first sand road to your left. Take the second sand road to your right. The house is on your right hand. House known as Keito 8-G.
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	Bathroom / Toilet	Not Inspected
Floor	Concrete	Kitchen Cabinets	Not Inspected
Floor Finishing	Not Inspected	Kitchen Cabinets Finishing	Not Inspected
Walls / Structure	Masonry Concrete	Kitchen top	Not Inspected
Interior walls Finishing	Not Inspected	Kitchen Appliances	Not Inspected
Exterior Walls Finishing	Plastered Painted	Septic Tank	Septic Tank
Roof Structure	Wood	Fence	Masonry Concrete columns Plastered Painted Wood Gate
Roof Cover	Asphalt Shingles	Hardscaping	Concrete
Ceiling	Not Inspected	Landscaping	Ornamental Plants Palm trees
Windows	Aluminum		
Doors	Aluminum Wood		

5. The spaces consist of the following:		
Missing Floorplan		
	Area – House Estimate	125.00 – 130.00 m ²
	Total Area Build (Estimated)	125.00 – 130.00 m²

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 (Façade) is in Good to Fair condition need some maintenance. Interior not inspected.

Maintenance Indication	Excellent	Good	Fair	Moderate	Bad	Remarks
General	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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 checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Interior	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not Inspected.
Exterior / Structure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not Inspected.
Ceiling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not Inspected.
Landscape / Fence	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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	275,625.00
2 Landscaping / Hardscaping	AWG	28,665.00
3 Fence	AWG	40,095.00
4 Land	AWG	105,875.00
	AWG	450,260.00

The reconstruction value:

1 House	AWG	306,250.00
2 Landscaping / Hardscaping	AWG	31,850.00
3 Fence	AWG	44,550.00
	AWG	382,650.00

The value under foreclosure:

1 House	AWG	220,500.00
2 Landscaping / Hardscaping	AWG	22,932.00
3 Fence	AWG	32,076.00
4 Land	AWG	84,700.00
	AWG	360,208.00

Undersigned.

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

Drawn in Oranjestad, Aruba

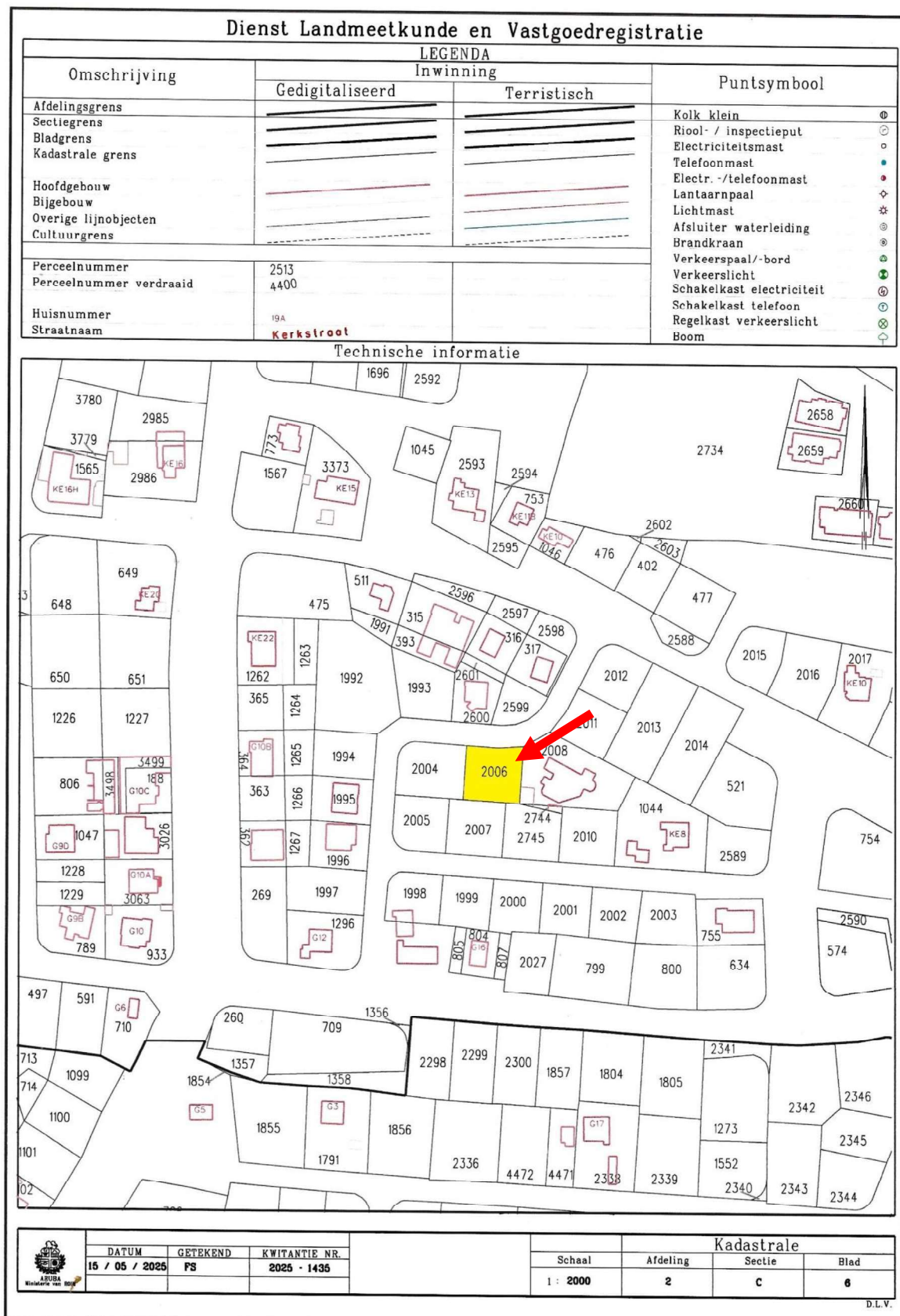
Ever Tech n.v.

Ing. N. Evertsz
Appraiser

Siteplan:



Siteplan:



Pictures of the Dwelling House:



Front Façade



Front Façade