



Capricorn One N.V.

**Caya Soeur Meletia 18.
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E-mail: capricornonearuba@gmail.com
Cel. 7391414**

**Appraisal Report Full Ownership land plot and commercial
building at Caya G.F. (Betico) Croes z/n**

December 9, 2024

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Capricorn One N.V.

Purpose of this appraisal report

Undersigned, Engineer Joseph Dennis Ecury-Saponara, construction consultant and appraiser, declares to have drawn this appraisal report by order of Mr. M. Willems of HBN law & tax and for the account of Royal Bank Aruba N.V.

The purpose of this appraisal is to establish the market-, the foreclosure - and reconstruction value of the property in current state.

Abovementioned plot of full ownership land, 201m² in size, is located in Caya Betico Croes, in the District of Oranjestad and is registered at the Cadastral Office as "Land Aruba, First Division, Section D, Number 13, (1-D-13)" in Register C, Section 371, Number 72.

The free market value in current state Afls. 704,000.00

SAY: SEVEN HUNDRED FOUR THOUSAND

Being Afls. 482,000.00 for the full ownership land plot,

Afls. 177.00 for the building,

Afls. 30,000.00 for the covered patio and

Afls. 15,000.00 for the terrace.

The foreclosure value in current state Afls. 563,000.00

SAY: FIVE HUNDRED SIXTY THREE THOUSAND



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The reconstruction value for insurance purposes in current state Afls. 272,000.00

SAY: TWO HUNDRED SEVENTY TWO THOUSAND

**Being Afls. 252,000.00 for the constructed and
Afls. 20,000.00 to carry away the debris.**

Undersigned declares not to have any interest in aforementioned property and have made aforementioned appraisal to the best of his knowledge, the data and information supplied to him, his own observations and expertise.

Subsequently, drawn up and signed in Oranjestad, Aruba on December 9, 2024

The appraiser,

Ing. Joseph Dennis Ecury-Saponara



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The buildup area

On the land plot a commercial one-storey building has been constructed, divided as follows.

- Bar
- Kitchen
- Warehouse
- Toilets
- Roofed patio
- Terrace

Total build up area is 162.83m²

Including the roofed patio 37.26m² and the terrace 60m²

Caya G.F. (Betico) Croes z/n



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Construction details and materials

FOUNDATION; The foundation is made of reinforced concrete slabs, as per drawing. The foundation has been cast. The foundation is risen with 8” concrete blocks. Plastered and painted with liquid asphalt paint. Filled with sifted granite and compacted.

WALLS & COLUMNS; The walls are made out of 8” solid cement blocks with a reinforced concrete ring-beam at door-height. All walls are plastered and painted on both sides.

ROOF; The building has been constructed with a flat double reinforced concrete roof cast together with the ring beam and is finished with roof leather. The patio’s roof is made with wooden columns, wooden common rafters and topped with “roof tile” look-alike metal roof sheets.

FLOORS & FLOOR-FINISHING; The floor is made of at least 10cm concrete slabs with wire mesh on back filling. The floors are, for so-far we could see, tiled with ceramic tiles.

DOORS & WINDOWS; The exterior doors and windows are made out of steel, hung in steel frames. We were not able to access the building.

CEILINGS; The ceiling is partial the underside of the roof.

KITCHEN; Unknown to us.

TOILETS; The toilets should be equipped with a ceramic two-piece water closet and a ceramic or concrete washbasin. One of the toilets is in use as a storeroom.

Caya G.F. (Betico) Croes z/n



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SERVICES (ELECTRICITY, WATER, SEWER); The electrical installation has been executed according to the NEN1010 norm and the DTI (Dienst Technische Inspectie) and ELMAR regulations and supplies the building with the necessary 110 and 220 Volts. The waterlines are copper/ synthetic lines connected to the WEB-meter. The sewer lines are made out of 50- and 110-mm grey PVC and are connected to the city sewer system.

HARD- AND LANDSCAPING; The rest of the full ownership plot has been completely hardened with concrete floors.

STATE OF MAINTENANCE; The building is in a past due state of maintenance. The building has been vacant for quite some time, has been leased to a political party but hasn't been used by the party either.

The metal doors are rusted and need to be replaced.

Location

The plot is located on the eastern section of the Main Street of Oranjestad across from the Main Street gasoline station.

The land plot is Down Town Oranjestad and Down Town San Nicolas is reachable in about 30 minutes.

In the neighborhood there are schools, supermarkets, hardware stores, bar/ restaurants, sports facilities and banks.

The area is a mixture of residences and mostly businesses.

Appraisers' comment

The location is a high-exposure/ high-traffic location.

We had no access to the interior of the building.

We estimate that an amount of Afls. 20,000.00 will be needed to maintain the building and bring it up to standards.

Caya G.F. (Betico) Croes z/n



Kadastraal uittreksel (object) beperkt

Registratie bijgewerkt t/m 24-10-2024
Inzage per 25-10-2024
Referentie 2024-6041
Prijs uittreksel AWG 16,00

Kadastrale aanduiding object

Kadastrale aanduiding **1 D 13**
Index

Objectgegevens

Grootte 201 m²
Omschrijving Gebouwde en erf
Herkomst Kadastraal perceel
Bladnummer 1
Bladvolgnr en ruit C/4
Locatie Caya G.F. (Betico) Croes
Aruba

Objectaantekening Aantekening deurwaarder
Datum ingang 25-5-2022
Geldig tot
Omschrijving

Gerechtigde **1/1 Eigendom**

Rechten

Recht verkregen bij **C register deel/nummer 371/72**





Kadastraal uittreksel (object) beperkt

Type akte

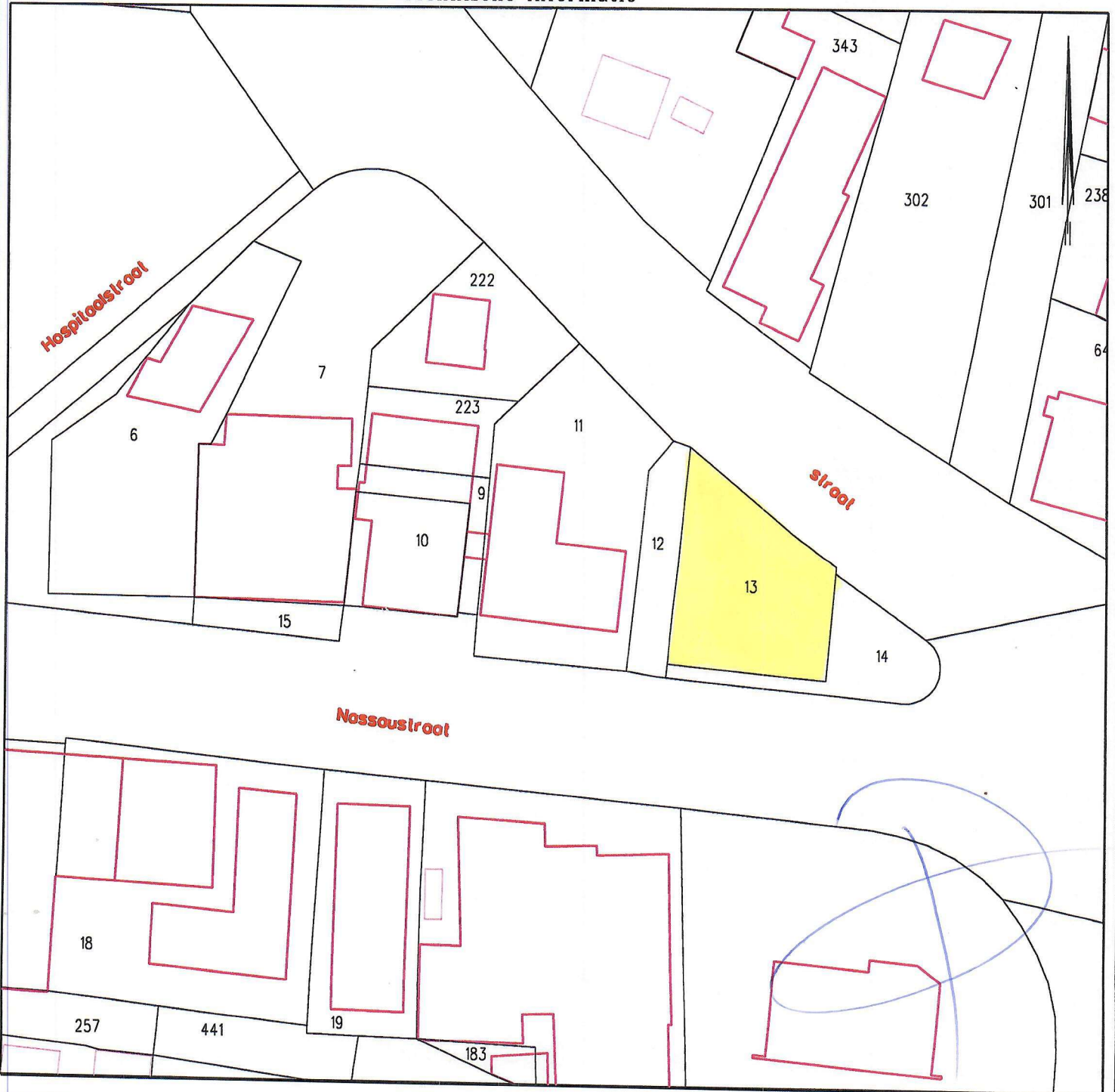
Verkoop en koop
koopprijs AWG 8.040,00
ingeschreven op 8-6-1995 0:00:00
verleden op 8-6-1995 voor mr. J.R. Croes

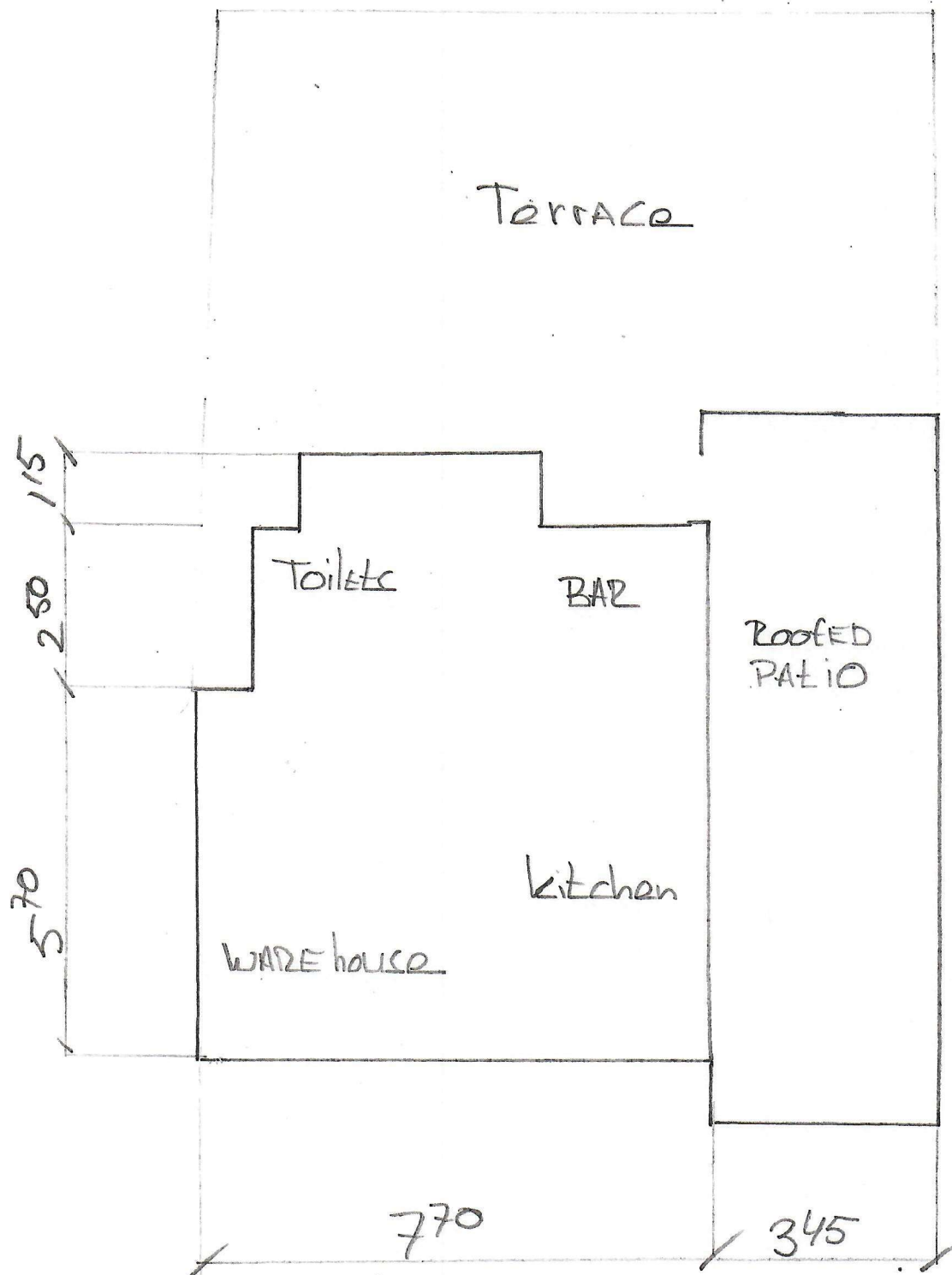
In dit uittreksel zijn eventuele hypotheken en beslagen buiten beschouwing gelaten.

Dienst Landmeetkunde en Vastgoedregistratie

LEGENDA			
Omschrijving	Inwinning		Puntsymbool
	Gedigitaliseerd	Terristisch	
Afdelingsgrens			Kolk klein
Sectiegrens			Riool- / inspectieput
Bladgrens			Electriciteitsmast
Kadastrale grens			Telefoonmast
Hoofdgebouw			Electr. -/telefoonmast
Bijgebouw			Lantaarnpaal
Overige lijnobjecten			Lichtmast
Cultuurgrens			Afsluiter waterleiding
Perceelnummer	2513		Brandkraan
Perceelnummer verdraaid	4400		Verkeerspaal/-bord
Huisnummer	19A		Verkeerslicht
Straatnaam	Kerkstraat		Schakelkast electriciteit
			Schakelkast telefoon
			Regelkast verkeerslicht
			Boom

Technische informatie





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