



## **Appraisal report**

**Dwelling House at Papaya 16-A  
Paradera, Aruba**

## **APPRAISAL REPORT**

Regarding : Dwelling House  
Located at : Papaya 16-A  
Client :  
Date : 21<sup>st</sup> of January 2026  
Date Inspection : 08 January 2026  
Projectnumber : 25-011

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<b>CLIENT</b>	
Name	
Address	Papaya 16-A
<b>APPRAISER</b>	
Name appraiser	Mr. Nelson E. Evertsz
Name Company	Ever Tech NV
Address Company	Stadionweg 11
Telephone	(+297) 583-6758
E-mail address	<a href="mailto:info@evertecharuba.com">info@evertecharuba.com</a>
<b>DATE</b>	
Inspection Date	January 8 <sup>th</sup> 2026
<b>PROPERTY</b>	
Type of plot and local description	Government long lease land located at Papaya, Aruba. With concrete residential house known as Papaya 16-A.
Land known as	Property known as Land Aruba, First Division, Section L, Number 2449.  Property Area: 809 m <sup>2</sup>  Property Lease till: 9 <sup>th</sup> of March 2044  Lease: AWG. 364,05 á year.
Property Land or Long Lease land	Government Long Lease land
Land value undeveloped	AWG. 141,575.00
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 Papaya. The area is quiet and is quite easily accessible from the road from Shiribana towards Paradera. Rte4 In front of Rococo Plaza take a left exit towards Nuñe, drive straight. Take the exit on your left towards Papaya, house, 5 <sup>th</sup> house on your left. House known as Papaya 16-A
2. Type of building / house	Dwelling house
3. Special circumstances current situation	Part of the back structure is possibly build on another lot
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	Unknown
2. Protected monument	No
3. Quality of the materials used in relation to the age of the project	Good

4. A. Build and Construction				
<b>Material Description</b>			<b>Material Description</b>	
Foundation		Concrete Strip Foundation	Kitchen Cabinets	Not able to determine
Floor		Reinforced Concrete	Kitchen Appliances	Not able to determine
Floor Finishing		Not able to determine	Septic Tank	Septic Tank
Walls / Structure		Masonry	Fence	No fence
		Concrete		
		Wood structure		
Interior walls Finishing		Not able to determine	Hardscaping	Gravel
Exterior Walls Finishing		Plastered	Landscaping	Ornamental Plants
		Painted		
		Wooden finished		
		Metal plates		
Roof Structure		Wood	Extra	Spiral stairs Shutters
Roof Cover		Roof Ceramic Tiles		
		Metal Corrugated		
Ceiling		Not able to determine		
Windows		Aluminum		
Doors		Aluminum		
		Wood		
Bathroom / Toilet		Not able to determine		
Washbasin Cabinets		Not able to determine		

<b>5. The spaces consist of the following:</b>	
Measurements determined with Google Maps. The measurements are indicative and not accurate and gives a approximate measurement.	
	Area – Ground floor house +/- 166.00 m <sup>2</sup>
	Area – First floor tiled roof +/- 136.00 m <sup>2</sup>
	Area – First floor wood +/- 30.00 m <sup>2</sup>
	Area – Storage metal +/- 179.00 m <sup>2</sup>
	Area – Storage tiled roof +/- 50.00 m <sup>2</sup>
	<b>Total Area Build +/- 561.00 m<sup>2</sup></b>

<b>C. USE AND RENTAL</b>	
<b>1. The object:</b>	
a. Is in own use	Yes
b. Is (partially) rented	Unknown
c. Is (partially) unrented	No
d. Is empty	No
2. Manner of habitation / use	In use as habitation
<b>D. MARKETABILITY</b>	
1. Marketability	Good
2. Special usage and/or sales-prohibiting provisions and/or establishments	No
<b>E. NEW CONSTRUCTION, RENOVATION or IMPROVEMENT</b>	
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	<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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Window and Doors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Only from outside front façade
Painting	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Interior	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Impossible to determine
Exterior / Structure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Impossible to determine
Ceiling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Impossible to determine
Landscape / Fence	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

<b>PURPOSE</b>	
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	Ground floor house	AWG	305,440.00
2	First floor tiled roof	AWG	266,560.00
3	First floor wood	AWG	43,200.00
4	Storage metal	AWG	71,600.00
5	Storage tiled	AWG	24,000.00
6	Land	AWG	141,575.00
		<b>AWG</b>	<b>852,375.00</b>

The reconstruction value:

1	Ground floor house	AWG	381,800.00
2	First floor tiled roof	AWG	333,200.00
3	First floor wood	AWG	54,000.00
4	Storage metal	AWG	89,500.00
5	Storage tiled	AWG	30,000.00
		<b>AWG</b>	<b>858,500.00</b>

The value under foreclosure:

1	Ground floor house	AWG	244,352.00
2	First floor tiled roof	AWG	213,248.00
3	First floor wood	AWG	34,560.00
4	Storage metal	AWG	57,280.00
5	Storage tiled	AWG	19,200.00
6	Land	AWG	113,260.00
		<b>AWG</b>	<b>681,900.00</b>

## Undersigned.

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

Drawn in Oranjestad, Aruba

Ever Tech n.v.

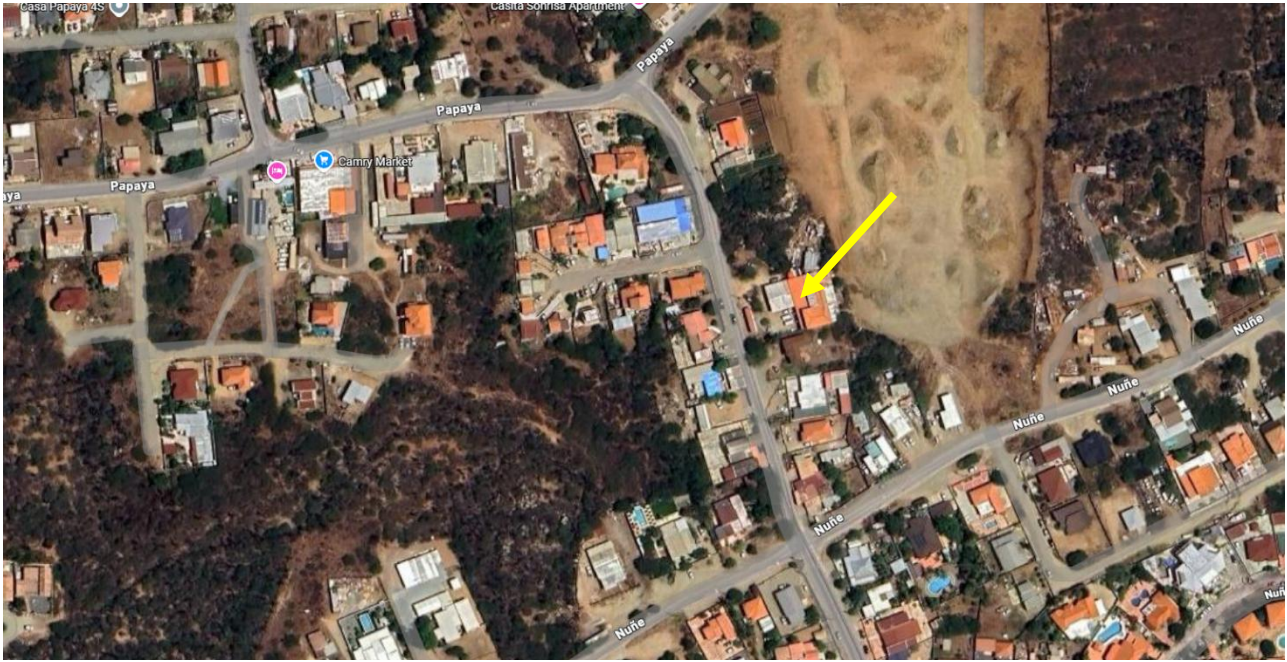


Ing. N. Evertsz  
 Appraiser

Floorplan - House:

Not available and not provided by client.

Siteplan:





Pictures of the Dwelling House:



Front façade



Front façade



Left façade

Cadastral Extract:**Dienst Landmeetkunde en  
Vastgoedregistratie Aruba**Pagina 1 van 2  
Datum 8-1-2026  
Tijd 12:14**Kadastraal uittreksel (object)**

Registratie bijgewerkt t/m	8-1-2026
Inzage per	8-1-2026
Referentie	2026-0208
Prijs uittreksel	AWG 48,00

**Kadastrale aanduiding object**

Kadastrale aanduiding	<b>1 L 2449</b>
Index	

**Objectgegevens**

Grootte	809 m <sup>2</sup>
Omschrijving	Woonhuis en erf
Herkomst	Kadastraal perceel
Bladnummer	6
Bladvolgnr en ruit	F/2
Locatie	Papaya 16 A Aruba

**Gerechtigde 1/1 Erfpacht**

Naam	[REDACTED]
Zetel	Aruba
Aard	[REDACTED]
Adres	[REDACTED] Aruba

**Rechten**

Recht verkregen bij	C register deel/nummer 946/29
Type akte	Overdracht koopprijs AWG 75.989,00 ingeschreven op 2-7-2014 16:00:00 verleden op 2-7-2014 voor mr. R.E. Yarzagaray erfpachtcanon AWG 364,05 geldig tot 9-3-2044

**Gerechtigde 1/1 Eigendom**

Naam	<b>ARUBA</b>
Persoonsnummer	0113973
Zetel	Aruba
Aard	Onbekend
Adres	Sabana Blanco 68 Aruba

**Subjectaantekening**

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

