Valuation Report Club Arias B&B Savaneta 123-K, Aruba

Par.

Drs. Berend J. Prenger RT
Sworn Appraiser member of

vastgoedcert

ARUBA LIVINGTODAY
Your partner in property mediation

NRVT
Register-Taxateur

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E-mail : berend@livingtoday.aw

VALUATION REPORT Club Arias B&B Savaneta 123-K, Aruba

A. ASSIGNMENT/APPRAISAL

Date of assignment	: May 2, 2021
Client's name	: Mr. Albert Niemeyer, director Ennia Aruba.
Client's address	: J.E. Irausquin Blvd 16, Aruba
The assignment was granted to	: Drs. Berend J. Prenger RT
Client's address	: Aruba Living Today NV, Tanki Leendert 291, Aruba tel: 00297-5938342
The valuation was performed by	: Sworn appraiser
a member of	: VastgoedCert and NRVT (Nederlands Register Vastgoed Taxateurs)
Date of appraisal and of inspection	: May 7, 2021

B. PROPERTY

Brief description of property	: two parcels of property land Located alongside of an asphalted public road with the commercial building known Club Arias B&B
Land registry details	: Fours District Section E numbers 178 and 179 Measuring 1.850 m2, 2,025 m2 total 3.875 m2
Address, place	: Savaneta 123-K, Aruba.

C. PURPOSE OF THE VALUATION

The valuation aims to provide an insight into the value of the property for the purpose of:
The present market-, for closure- and reconstruction value of the property in own use.

D. VALUATION

On the date of appraisal May 7, 2021 the property was valued as follows:
- The market value:
AWG 1.667.000,- in words: one million six hundred and sixty seven thousand Aruban Florins
- The fore closure value:
AWG 1.250.000,- in words: one million and two hundred and fifty thousand Aruban Florins.
-The reconstruction value:
AWG 3.671.000,- in words: three million and six hundred and seventy one thousand Aruban Florins.

E. LIABILITY

1.Liability
The valuation is intended to be used only for its stated purpose by the stated client. No responsibility is accepted for use by others than the client to the extent they have been expressly identified in A and C. If no institutions are identified in C, the liability will be limited to the client. The appraisers liability is limited to the fee paid for this valuation.

F. PRIVATE LAW ASPECTS

1. Land registry description of the property
Cadastral:
: District four, Section E numbers 178, 179.
Measuring 1.850 m2, 2,025 m2 total 3.875 m2

2. Specifics
On the basis of the information consulted, the valuer believes that the following factors affecting the value are noteworthy:
a. Special servitudes, special : no special information available .

G. PUBLIC LAW ASPECTS

- Special licensing requirements and/or provisions restricting the use/or sale	: no special licensing as Bed & Breakfast facility. To run the restaurant as a separate facility a restaurant license is needed. Take away is allowed in the present situation.
- Future planning developments	: The main street in front is part of the Green Corridor Road Project from Oranjestad to San Nicolas and has been upgraded 4 years ago. Located in a residential area. Along the main road commercial buildings can be build.
- As a protected monument	: no

H. DESCRIPTION OF THE PROPERTY AND THE NEIGHBOURHOOD

1. Property

a. Type of construction, materials and structure	: The apartments and community facilities are built with concrete blocks with a wooden roof construction covered with asphalt shingles The restaurant and 2 story house at the front side are built with concrete blocks, and wooden roof construction covered with ceramic tiles.
b. Year of construction/age	: construction is done in several parts. The oldest part is about 30 years old.
c. Renovations, refurbishments realised	: In the past several refurbishments and extensions were done.
d. Internal layout	:
11 apartments	: gross rental area about 740 m2
Community center, restaurant and facilities	: gross rental area about 829 m2
2 pools	seize about 279 m2.
e. Current use	: Recreational rental,with bar and restaurant
f. Proposed use	: Recreational rental,with bar and restaurant.

g. Technical facilities/equipment	: Kind	quality/state
	air conditioners	split units
	2 pools	out of use.
	Laundry	2 professional laundry machines

2. Neighbourhood

a. District, social status of location, adjacent buildings	: The property is located on the highway from Oranjestad to San Nicolas. In the direct neighbourhood most buildings are residential.
b. Accessibility	: moderate.
c. Facilities	: Within 5 minutes by car you have restaurants, beach and the town of San Nicolas. The airport is 15 minutes.
d. Parking facilities	: In front
e. The valuer has noticed neighbourhood factors that may substantially affect the future development in value	: No

I. STATE OF REPAIR

I. STATE OF REPAIR

1. Generally, the state of repair and of construction of the property can be described as follows:

STATE OF REPAIR

An indication of the property's state of repair, based on a visual inspection and in relation to the property's age, will be given below. It is not an indication of the property's structural condition. The age of items not mentioned has been included in its generality in the value of assessment.

The following terms mean:

Excellent. = as good as new.
Good = up to standard.
Reasonable = below standard, although maintenance will not be necessary in the near future.
Mediocre = maintenance will be necessary in the near future.
Poor = Overdue maintenance.

	Excellent	Good	Reasonable	Mediocre	Poor	Comments
Roofing				x		Asphalt shingles, partly ceramic tiles and steel panels. Roof in restaurant is leaking Gazebo with palm leaves
Outer walls		x				
Frames		x				
Interior paintwork			x			
Exterior paintwork			x			
Floors		x				concrete
Ceilings			x			Gypsum board
Air conditioning			x			split units. Some units are removed.
Electrical equipment		x				
Pools				x		poolsl are out of use
Miscel-laneous						

2. The cost of immediately necessary repairs of overdue maintenance are estimated at : $ 100.000,-

J. CONTAMINATION

1. Information consulted
In order to detect any soil and/or groundwater contamination, the valuer has consulted the following information:

Conclusion	: The owner has no information about the soil and/or ground water contamination.

K. RENTAL SITUATION

1. Current situation

a. According to information from the property is currently being let	: .The house in front including the second floor is : in use by the owner of the restaurant/take away/bar/breakfast area This use is free of charge because the restaurant owner is providing the breakfast. The 11 apartments are not in use, due to the covid 19 crisis. At the moment of inspection the owner was living in 1 of the apartments
2. Opportunities for letting	**:** The opportunities for letting are moderate. At this moment the competition in the rent of short term recreational apartments has grown in the area of Savanata. More facilities are available.
Appraisal of letting	Based on information of the owner the occupation in the high season was about 60% and in the low season about 40% before the Covid 19 crisis.
Market rental value	The rental value per night of a standard apartment in Savaneta is about $ 90,-- in the high season and about $ 50,- in the low season. This includes breakfast.

L. SUBSTANTIATION OF VALUE ASSESSMENT

1. Methods applied
The present valuation was based on:
calculation of market rental value with capitalisation based on a yield of 8,5%.
For the reconstruction value a costs approach is used.
See appendix.

2. Market situation
See the market rental value description in K 2.

M. REFURBISHMENT, IMPROVEMENT

1.

a. The building is under construction : no

b. there is refurbishment, improvement and/or maintenance work being performed or there are specific plans for that purpose : no

N. OTHER COMMENTS

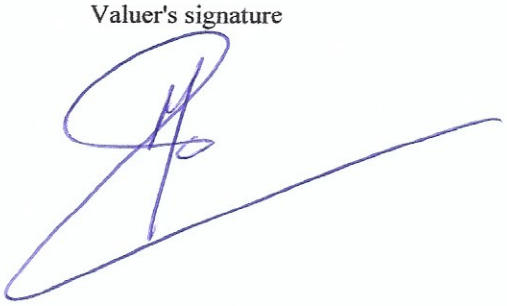
This apartment complex needs a firm refreshment.
The complex was empty since the start of the Covid lock down March 2020.
The restaurant was partly working as take away during the Covid lock down period.

O. ANNEXES

Presentation (including picture)
Explanatory notes to the calculation of the values
Cadastre information and map
floorplans
Neighbourhood map, google earth map and zoning map.

So drawn up to the best of my knowledge and ability in Oranjestad, Aruba on May 11, 2021

Valuer's signature



Drs. Berend J. Prenger RT

Calculation marketvalue Vacation rental Areas B&B Savaneta May 2021 in US $

apartments short term rentals			in US $ gross rental value	units	per night $	WEEK PERIOD	DAYS	occupied days	OCCUPANCY
High season Dec 15- Apr 15 + July and Aug			91.476	11	90	22	154	92	60%
Low season rest of the year			46.200	11	50	30	210	84	40%
Total gross income apartments			137.676						
rental value restaurant and house	$ 1.750,-	pm	21.000						
total rental income			158.676						
tax groundtax			-5.000						
maintance			-20.000						
insurance		0,25%	-5.157	yield	8,5%	in round		in round	
booking, utilities, cleaning , breakfast		-25%	-34.419	capital		figures		figures	

		factor	capital			
nett rental value	94.101	12	1.107.065			
One time maintenance			-100.000			
total value before correction buyers cost			1.007.065			
correction buyers cost		7%	-70.495		AWG	AWG
marketvalue			936.570	937.000	1.667.095	1.667.000
value under foreclosure		75%	702.428	702.000	1.250.321	1.250.000

Calculation reconstruction value		m2	$/m2	$			
11 apartments		712	1.000	712.000			
community area		709	1.000	709.000			
Bar, restrooms and storage		120	1.000	120.000			
Walls/fence	m1	276	350	96.600			
2 pools				200.000			
landscaping with dripsystem and paving				200.000			
Total construction costs				2.037.600			
Debris Removal				25.000			
Total reconstruction value				2.062.600	2.063.000	3.671.428	3.671.000

excluding furniture and fixtures

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Entrance with community center

Pool deck with gazebo's

restaurant/breakfast room

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kitchen of the restaurant

Laundry

former second pool. Now beach sand area
Surrounded by 11 apartments.

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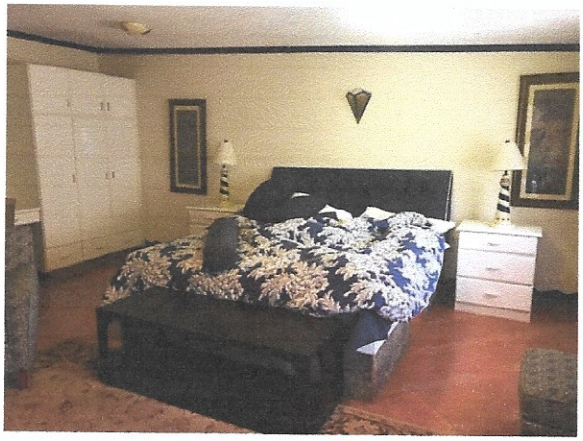
Impression of the different apartments:



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Bathrooms in apartments

toilet facilities in the pool area

street view with take away restaurant.

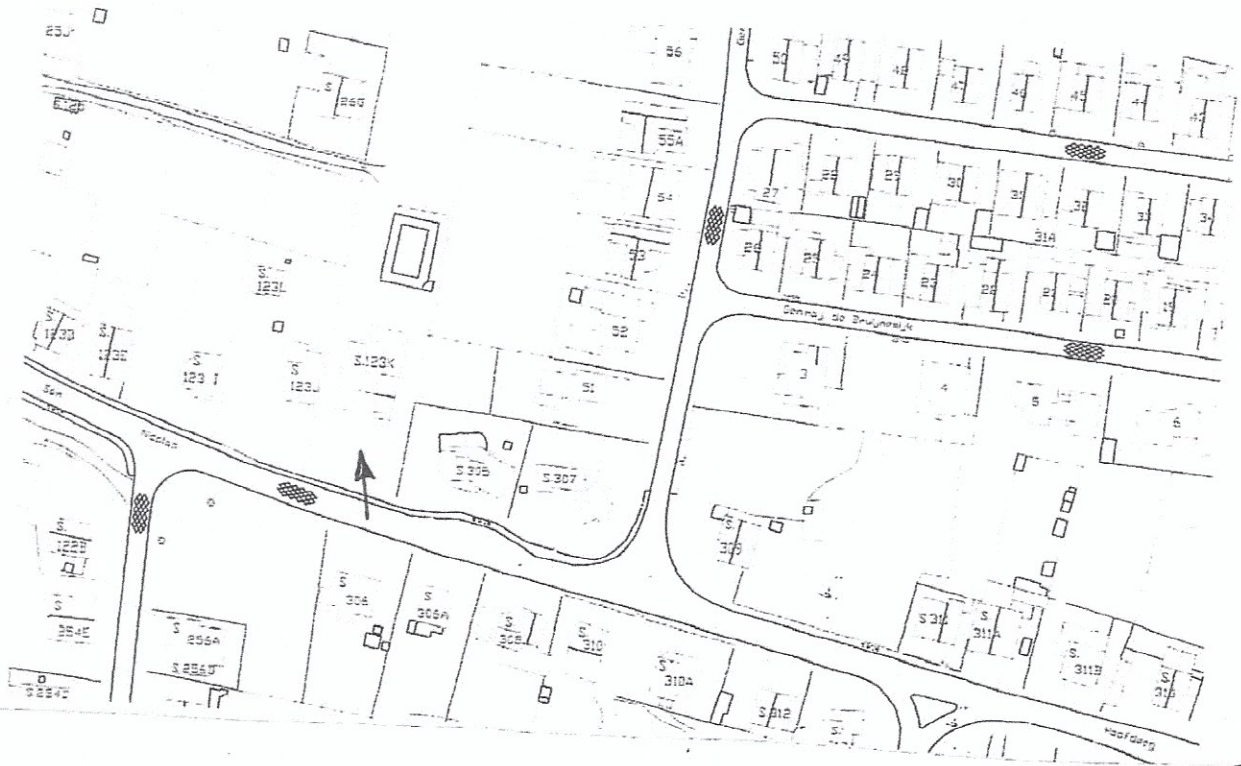
Take away

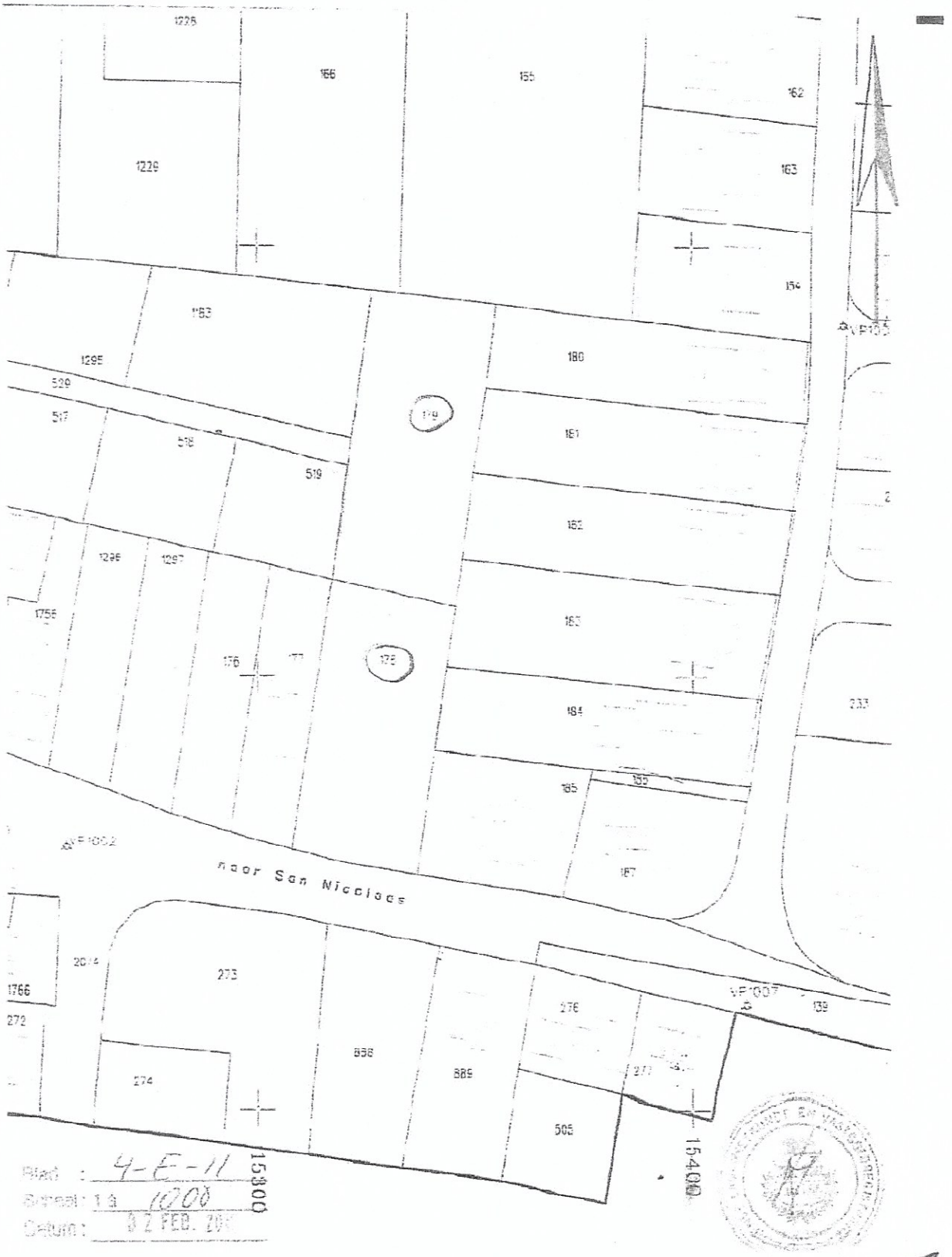
Parcels:

It concerns four parcels property land:

1. A property land with a total area of 1.850 m², situated at Savaneta, known as Land Aruba fourth division section E number 178 (4-E-178), with build on dwellings and in name of Mr. Arias Grant Saxon Schwarz and Mrs. Flor Angela Neira (each for the undivided half) and registered at the "*Dienst Landmeetkunde en Vastgoedregistratie*" under register C section 691 number 35.
2. A property land with a total area of 2.025 m², situated at Savaneta, known as Land Aruba fourth division section E number 179 (4-E-179), with build on dwellings and in name of Mr. Arias Grant Saxon Schwarz and Mrs. Flor Angela Neira (each for the undivided half) and registered at the "*Dienst Landmeetkunde en Vastgoedregistratie*" under register C section 691 number 35.

Location: (*cadastral chart 4-E-11*)





Blad : 4-E-11

Strook : 1a 1200

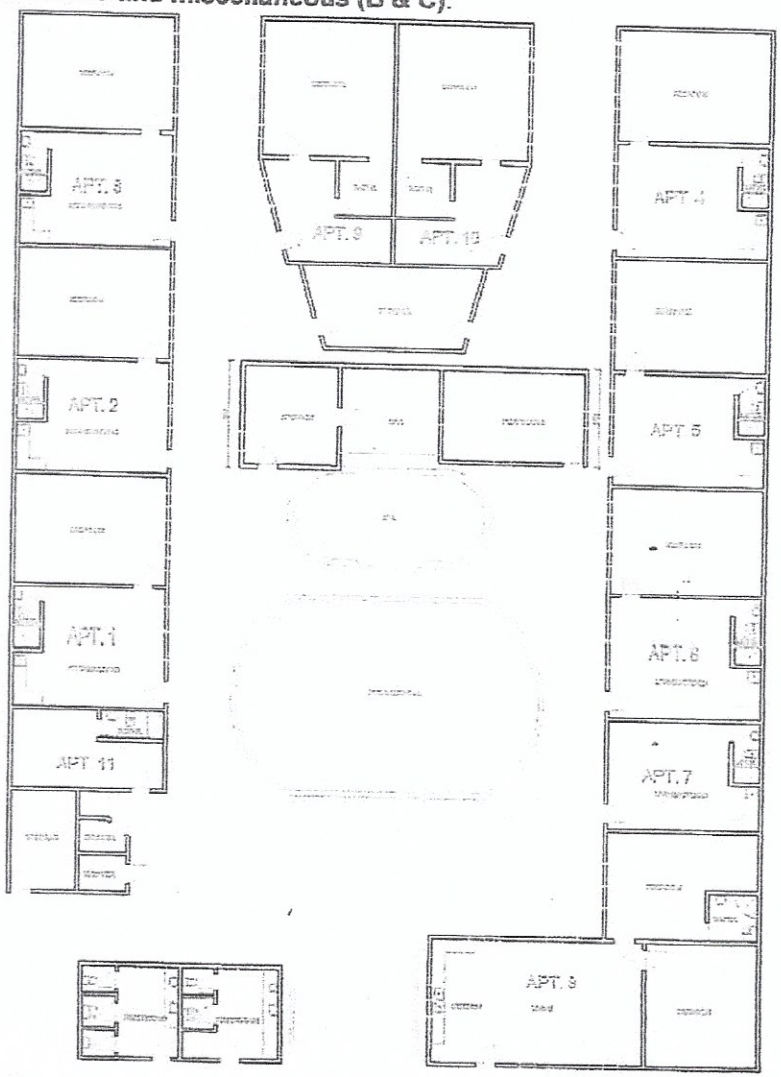
Datum : 02 FEB. 20

Partition, rental rooms and miscellaneous (B & C):

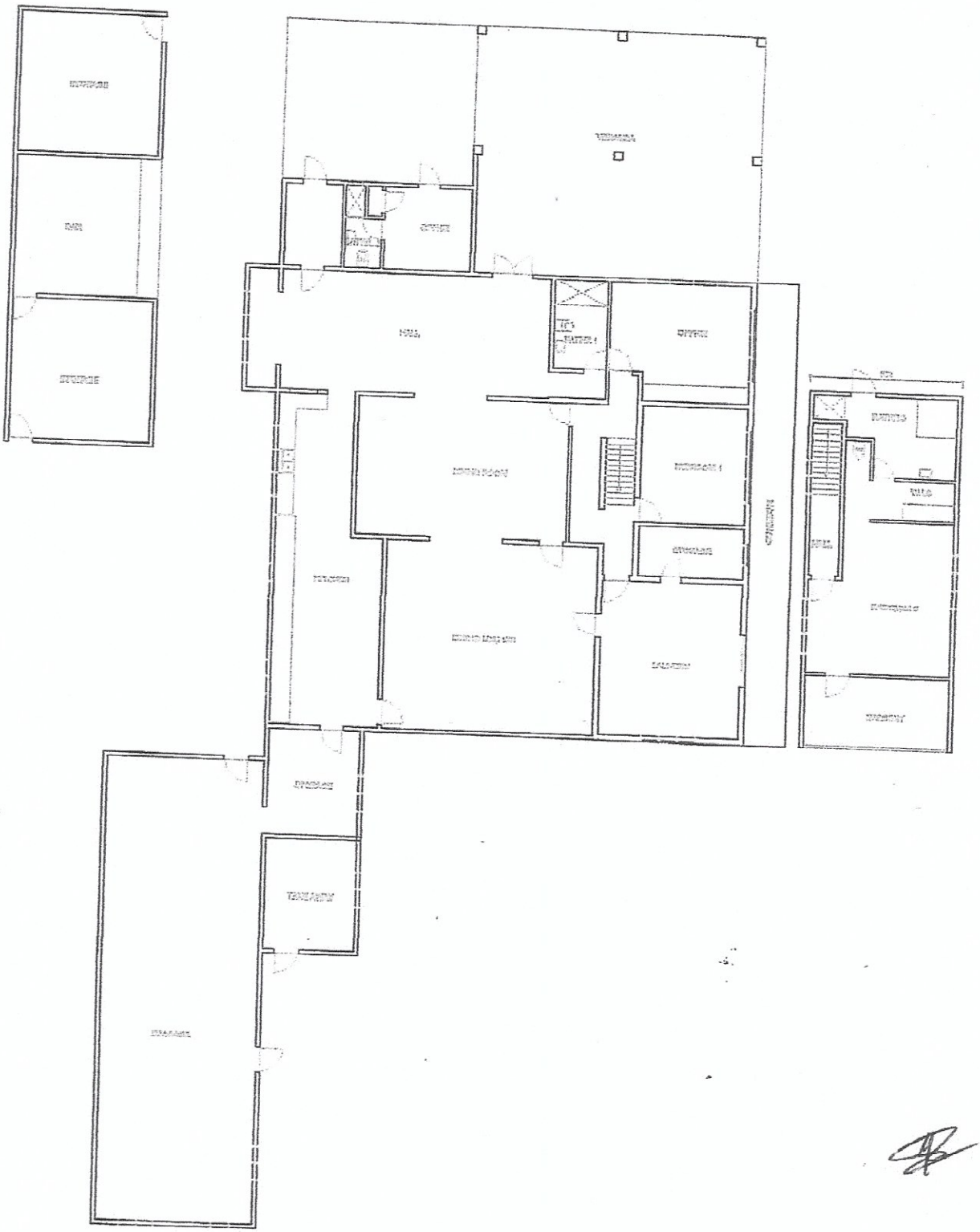
Apartments:							
Apartment 1	:	6.45	x	9.75	=	62.89 m^2	676.92 sq.ft.
Apartment 2	:	6.45	x	9.70	=	62.57 m^2	673.44 sq.ft.
Apartment 3	:	6.45	x	9.80	=	63.21 m^2	680.39 sq.ft.
Apartment 4	:	6.45	x	9.80	=	63.21 m^2	680.39 sq.ft.
Apartment 5	:	6.45	x	9.70	=	62.57 m^2	673.44 sq.ft.
Apartment 6	:	6.45	x	4.85	=	31.28 m^2	336.72 sq.ft.
Apartment 7	:	6.45	x	4.75	=	30.64 m^2	329.78 sq.ft.
Apartment 8	:	13.85	x	7.50	=	103.88 m^2	1,118.10 sq.ft.
Apartment 9	:	5.10	x	10.35	=	52.79 m^2	568.17 sq.ft.
Apartment 10	:	5.15	x	10.35	=	53.30 m^2	573.74 sq.ft.
Apartment 11	:	6.45	x	3.40	=	21.93 m^2	236.05 sq.ft.
Miscelaneous:							
Storage	:	7.40	x	3.60	=	26.64 m^2	286.75 sq.ft.
Restrooms	:	8.65	x	4.00	=	34.60 m^2	372.43 sq.ft.
Showers	:	2.30	x	2.30	=	5.29 m^2	56.94 sq.ft.
Storage/bar/pump	:	14.75	x	4.55	=	67.11 m^2	722.39 sq.ft.

Calculated using the inside measurements.

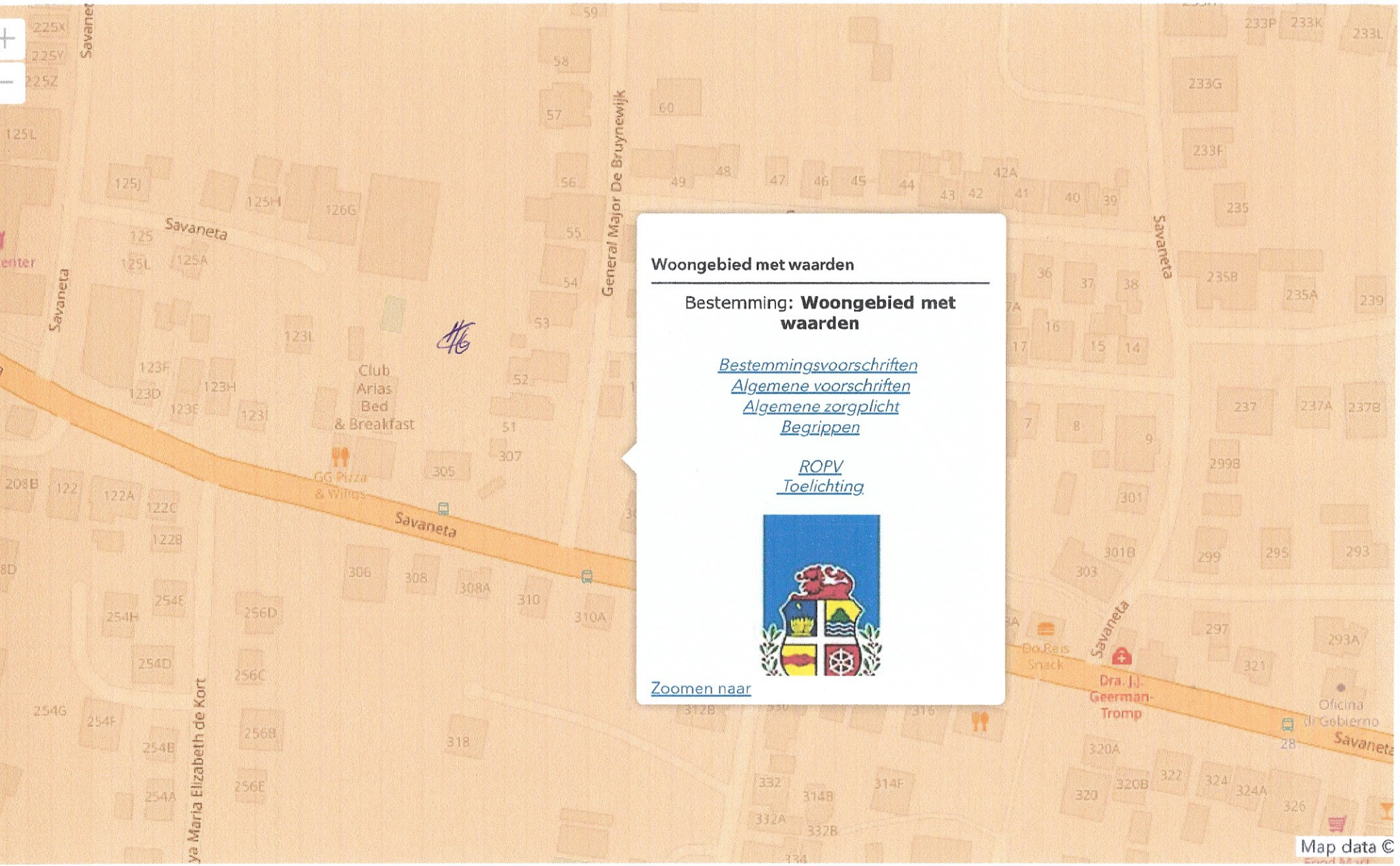
Floor plan, rental rooms and miscellaneous (B & C):



Floor plan, community areas (A):



Club Arias Bed & Breakfast Aruba
Driftwood Gardens
Pool
G&G Pizza Co. & The WingShack
Kippenvleugels
Aruba Bobs Snorkeling
Rte 1
Rte 1
Rte 1
G.M. de Bruynewijk
G.M. de Bruynewijk
G.M. de Bruynewijk
G.M. de Bruynewijk
Dos Reis Snack
House of Cakes
Marisol Cañizalez Health & Beauty
100%
Maxar Technologies
90 m
Camera: 731 m
12°26'55"N 69°56'44"W
8 m



Woongebied met waarden

Bestemming: **Woongebied met waarden**

Bestemmingsvoorschriften
Algemene voorschriften
Algemene zorgplicht
Begrippen

ROPV
Toelichting

Zoomen naar

Kadastraal uittreksel (object)

Registratie bijgewerkt t/m	12-11-2019
Inzage per	13-11-2019
Referentie	2019-4119
Prijs uittreksel	AWG 32,00

Kadastrale aanduiding object

Kadastrale aanduiding	**4 E 179**
Index	

Objectgegevens

Grootte	2025 m^2
Omschrijving	Woonhuis en erf
Herkomst	Kadastraal perceel
Bladnummer	11
Bladvolgnr en ruit	d4
Locatie	Savaneta 125 K Aruba

Gerechtigde — 1/2 Eigendom

Naam	**FLOR ANGELA NEIRA**
Geboren	12-1-1971
Geslacht	Vrouw
Burgerlijke staat	Gehuwd
Beroep	Huisvrouw
Geboorteplaats	New York
Geboorteland	Verenigde Staten van Amerika
Woonadres	
Buitenland adres	4301 N Ocean Blvd 408A Boca Raton, Fl 33431 Florida Verenigde Staten van Amerika

Rechten

Recht verkregen bij	C register deel/nummer 691/35
Type akte	Verkoop en koop koopprijs AWG 1.057.000,00 (met meer vastgoed verkregen) ingeschreven op 27-9-2006 16:20:00 verleden op 26-9-2006 voor mr. R.E. Yarzagaray

Gerechtigde — 1/2 Eigendom

Naam	**ARIAS GRANT SAXON SCHWARZ**
Geboren	25-9-1971

Kadastraal uittreksel (object)

Registratie bijgewerkt t/m	12-11-2019
Inzage per	13-11-2019
Referentie	2019-4119
Prijs uittreksel	AWG 32,00

Kadastrale aanduiding object

Kadastrale aanduiding	**4 E 178**
Index	

Objectgegevens

Grootte	1850 m^2
Omschrijving	Woonhuis en erf
Herkomst	Kadastraal perceel
Bladnummer	11
Bladvolgnr en ruit	d4
Locatie	Savaneta 123 K Aruba

Gerechtigde — 1/2 Eigendom

Naam	**FLOR ANGELA NEIRA**
Geboren	12-1-1971
Geslacht	Vrouw
Burgerlijke staat	Gehuwd
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