

# Appraisal-report



Dwelling-house  
[REDACTED]

: Hooiberg 92-U  
[REDACTED]

KWIHI REAL ESTATE SERVICES NV  
**Appraiser: ing. Carlos V. Bikker MRE**

ARKRO ENGINEERING N.V.  
**Appraiser: ing. Xavier A. Arends**

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**INTRODUCTION**

Hereby the undersigned, ing. Carlos V. Bikker MRE and ing. Xavier A. Arends, real estate appraisers established on Aruba, states to have surveyed and appraised upon request of [REDACTED] in the present situation the residence locally known as Hooiberg 92-U, Sta. Cruz, Aruba for the Rebuilding Value, Fair Market Value and Execution Value.

## 1 GENERAL INFORMATION

### 1.1 SURVEYING

Location address:	Hooiberg 92-U
District:	Sta. Cruz, Aruba
Purpose for the appraisal report:	Appraisal for mortgage/financing

### 1.2 LOCATION

Lot type:	Property land
Building type:	Cement block house with multiple open gable roof
Infrastructure and surroundings:	The lot is located at a public unpaved road
Short description:	The house is situated at south-east Hooiberg area at the boarder to Canashito in an area used for residential and also commercial purposes. The area is located next to the main road from Sta. Cruz roundabout and Oranjestad.

The property is registered in the name of [REDACTED] and is situated on a Property land legally described as Land Aruba First Division **Sector R number 3677 (1-R-3677)**, which is a Property land of **806m2**.

**Note: The total land of 806 m2 will be divided in the future in 455 m2 and 351 m2. For the purpose of this appraisal report only 455 m2 of the total land belonging to the existing house is appraised.**

### 1.3 BUILDING DESCRIPTION

Type of building:	Cement block house with multiple open gable roof		
Construction year:	Estimated around the year 2011		
Story's:	2		
Built up area:	Ground floor house		81m <sup>2</sup>
	2 <sup>nd</sup> floor		38m <sup>2</sup>
	Wood terrace		60m <sup>2</sup>
	Storage		11m <sup>2</sup>
	<b>Total sqm.</b>		<b>190m2</b>

The floorplan of the dwelling house consisting of the following areas:

**Dwelling house:**

<b>Room type</b>	<b>Qty</b>
Bedroom	3
Bathroom/toilet	2
Livingroom/kitchen/dining	1
Covered patio	1
Garage	1
Storage/laundry	1
Patio deck	1

## 2 GENERAL CONSTRUCTION

### EXSITING HOUSE

Construction element	Description
<b>Floor finish</b>	The ground floor of the house consists of ceramic floor tiles in good condition. The second floor consists of a wooden floor finished with wood laminate flooring. The Garage area is also furnished with fine polished concrete. All floors are in good condition.
<b>Doors</b>	The front door consists of solid wood quality. The interior doors are flush wooden doors. The door to the patio consists of aluminum sliding door with glass leaf.
<b>Windows</b>	The windows of the house consist of aluminum windows in good condition.
<b>Roofing</b>	The roof of the main house consists of two (2) open gable roof finished with grey asphalt shingles.
<b>Ceiling</b>	The two bedrooms and bathroom on the ground floor are furnished with white PVC (schrootjes). The other areas in the house are exposed roof construction finished with paint.
<b>Bathroom</b>	The bathrooms are completely tiled from floor to ceiling. Bathrooms are in good condition.
<b>Kitchen cabinets</b>	The kitchen is built out of wood with prime/clear finish and has a black brown/red granite top finish. The kitchen is in good condition.
<b>Water installation</b>	The water installation consists of copper tubes.
<b>Electricity/air-conditioning</b>	The dwelling-house is furnished with standard installation of 110V and 220V.
<b>Utilities</b>	Gas, water, electricity, cable TV and telephone installations are available.
<b>Sewage</b>	The premises are connected to a septic tank.
<b>Fence</b>	The whole lot is furnished with perimeter fences consisting of e leveling concrete block wall and columns. On top of leveling wall are wooden fencing installed of approximately 1.2m tall. The concrete wall is plastered and painted from the inside. The entrance gate is of wooden fencing material.
<b>Land-/hardscaping</b>	The landscaping consists of ornamental plants, palm trees and shrubbery. In addition, there are nice concrete walkways in the garden surrounded by chip stones as decoration.

**3 VALUATION**

Taking all above-mentioned into consideration the present fair market value for this property in its current state, considering its size, finishing, location, fencing, landscaping and current market of supply and demand for housing, is appraised at:

Rebuild Value	sqm	UP/sqm	RV in AWG
Dwelling house GF	81	1,800	145,800
Dwelling house 1st floor	38	1,900	72,200
Wood Terrace	60	750	45,000
Fence	110	350	38,500
Garage	25	350	8,750
Storage	10	500	5,000
Land-/hardscaping	1	30,000	30,000
<b>Total</b>			<b>345,250</b>
Fair Market Value	value	RV in AWG	FMV in AWG
Dwelling house GF	110%	145,800	160,000
Dwelling house 1st floor	110%	72,200	79,500
Wood Terrace	95%	45,000	42,200
Fence	100%	38,500	38,500
Garage	90%	8,750	7,500
Storage	95%	5,000	4,800
Land-/hardscaping	110%	30,000	33,000
	<b>sqm</b>		
Property land (455m2 out of 806m2)	455	130	59,150
<b>Total</b>			<b>424,650</b>
Execution Value	value	FMV in AWG	EV in AWG
Future Fair Market Value	80%	424,650	340,000
<b>Total</b>			<b>340,000</b>

**Appraisers ing. C.V.Bikker MRE & ing. X.A. Arends**

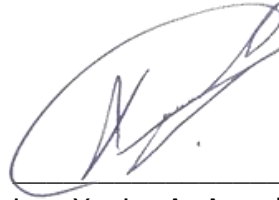
The undersigned certifies to have drawn-up this report to his best knowledge and that he has no interest whatever in the property concerned.

Aruba, March 05, 2021  
De Appraisers



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ing. Carlos V. Bikker MRE



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ing. Xavier A. Arends

Attachments:

- photos
- floorplan
- site plan



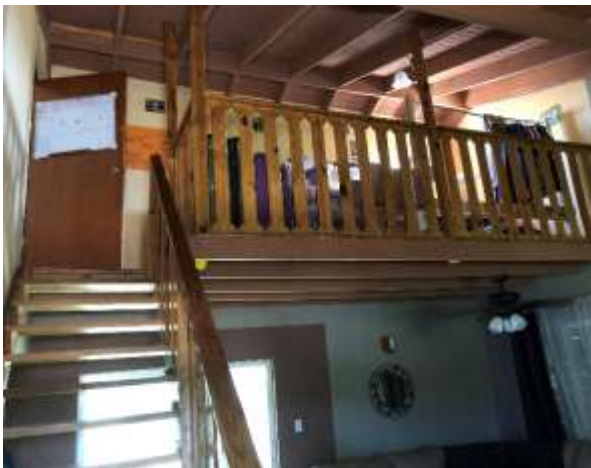
4 ATTACHMENT PHOTO'S

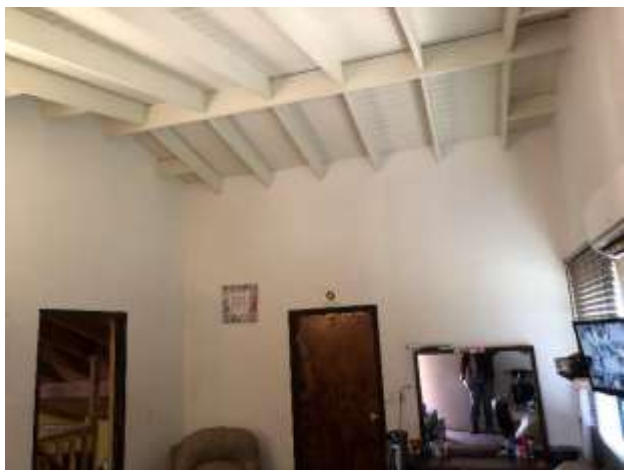
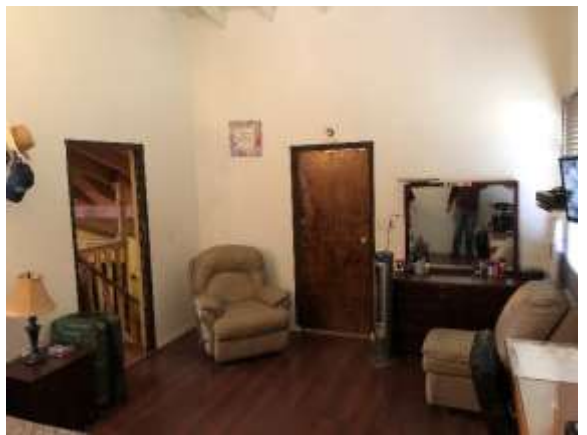
PHOTO'S EXTERIEUR



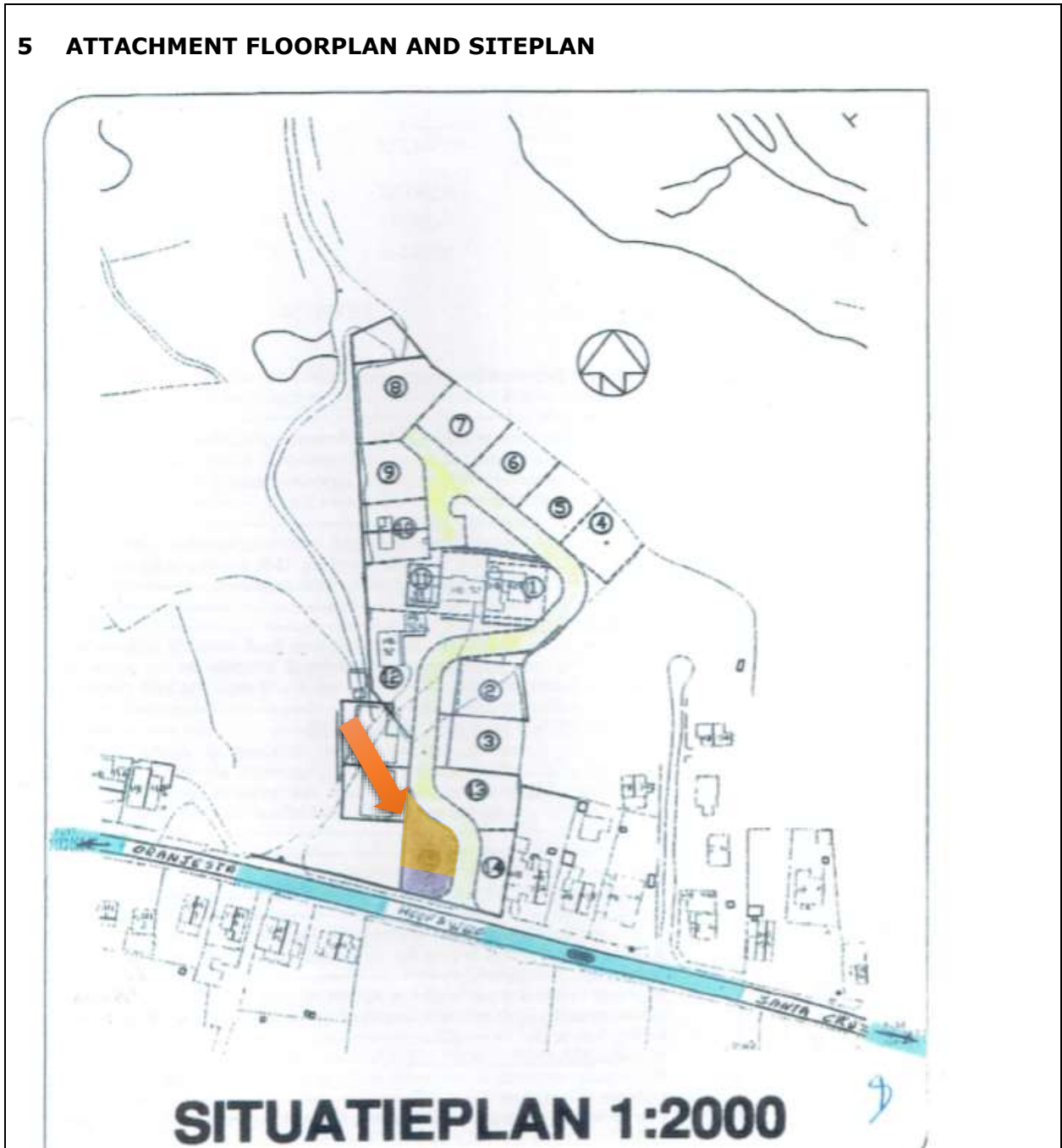


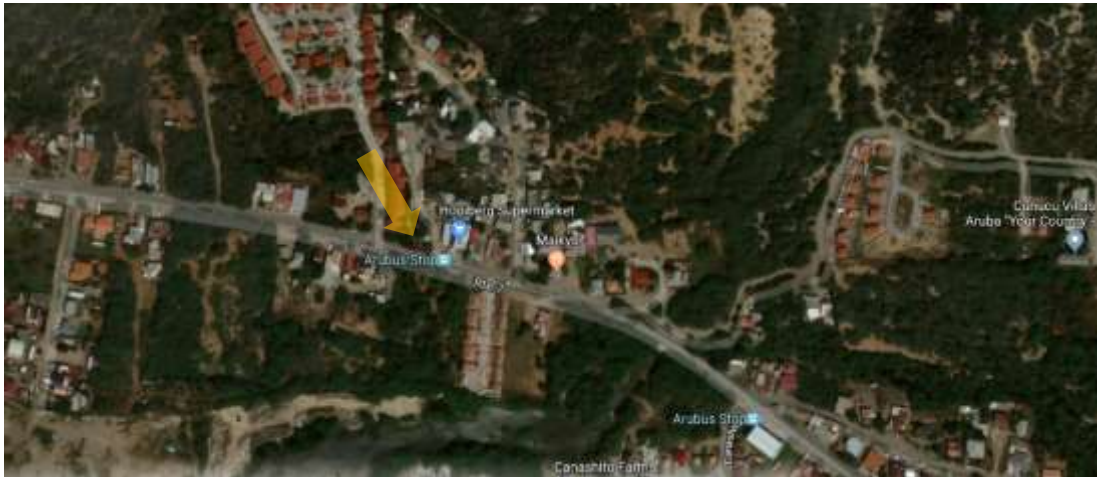
**PHOTO'S INTERIEUR**





5 ATTACHMENT FLOORPLAN AND SITEPLAN





**Floorplan**  
 All measurements in cm  
 scale: 1:125