



Cumana 77- F, Aruba
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MARKET INDICATION REPORT

Principal : RBC Royal Bank N.V.

Appraisal Address : Savaneta 195- C

Date : May 22, 2023

Report number : A - 23/073

Legal owner

Register : C, Section 208 no. 82

Cadastral known : "Land Aruba Derde Afdeling Sectie H nr. 46"

Total size area : approx. 944 m²

Property : Freehold parcel

Notary : mr. M.A. Eman

Date of Deed : December 13, 1979

Date of Transfer : December 13, 1979

Current legal status : Mortgage of RBC Bank N.V., Afl. 1,750,000.00
: Seizure of Tax Collector's offices of Aruba

Register : B, section 824 no. 33, registered on November 24, 2005
D, section 51 no 31, registered on October 2, 2009
D, section 51 no 34, registered on October 12, 2009

Assignment

Undersigned, Ralph C. Wever, a Building Management Engineer declares herewith to have been commissioned by RBC Royal Bank N.V. to do a market indication value report of the abovementioned real estate property located at Savaneta 195- C.

Purpose

The purpose of this Market Indication Report is to evaluate our existing appraisal report dated July 21, 2021, to do a physical drive by inspection of the property and revalued the property due to our vast experience.

Liability

This report has been prepared by Engineer Ralph C. Wever, with offices located at Cumana 77 - F, Oranjestad, Aruba.

The appraiser assumes no responsibility concerning the contents of this report to anyone other than the principal and the purpose for which this report has been made.

No part of this report may be published, reproduced in any way without the prior written consent and/or written permission of the inspector.

The appraiser declares that this report is not available to third parties, except with the approval of the principal.

The appraiser cannot be held responsible for faulty workmanship regarding the foundation, concrete structure and/or roof structure of an inspected building.

The appraiser cannot be held responsible if the construction is affected by termites or any other infestation, that despite our inspections, still can be present and that this could influence the estimated values.

In conclusion, it should be pointed out that this appraisal report will lose its value in the course of time.

Value interpretation

Foreclosure value

The recommended lowest price acceptable for the encumbered properties in case of a forced public sale of the estate.

Reconstruction cost

The amount of money necessary for rebuilding the insured properties at current prices, immediately after a catastrophe, in the same location and with the same purpose of use.

Fair market value

The price that an interested but not desperate buyer would be willing to pay, and an interested but not desperate seller would be willing to accept on the open market assuming a reasonable period of time for an agreement to arise.

Surveyor comments

We visited and inspected the house from the outside and took some pictures. To our standards this house is not properly maintained and has notable back repairs. As stated in our last report this house has been renovated over the years but for a couple of years now and at this stage it is not being taken care of. Upon arrival we noticed that the house has the same aspect of the house we visited two years ago, and no maintenance has been done on the house.

Value

The indicative foreclosure value of the freehold parcel, the house, workshop, site improvements, fence and all described amenities is estimated at:

Afl. 295,000.00

(Say: Two Hundred Ninety Five Thousand Aruban Florins)

The indicative reconstruction cost of the house, workshop, site improvements and fence for insurance purposes is estimated at:

Afl. 802,000.00

(Say: Eight Hundred Two Thousand Aruban Florins)

The indicative fair market value of the freehold parcel, the house, workshop, site improvements, fence and all described amenities is estimated at:

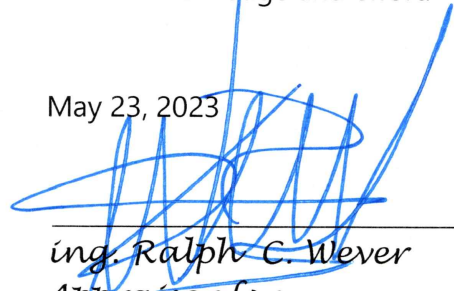
Afl. 422,000.00

(Say: Four Hundred Twenty Two Thousand Aruban Florins)

Personal interest

Undersigned, Ralph C. Wever, declares herewith that no personal interest whatsoever is extended to any eventual sale or lease transaction of said premises. The legal description and information pertaining to the ownership, size of the land and other data which were obtained from third parties or by rough measuring are assumed to be correct. Such information is considered to be dependable, and the appraiser assumes no responsibility for their accuracy. The undersigned does not claim to be a licensed surveyor, but the contents of this report are prepared to the best of his professional knowledge and effort.

May 23, 2023



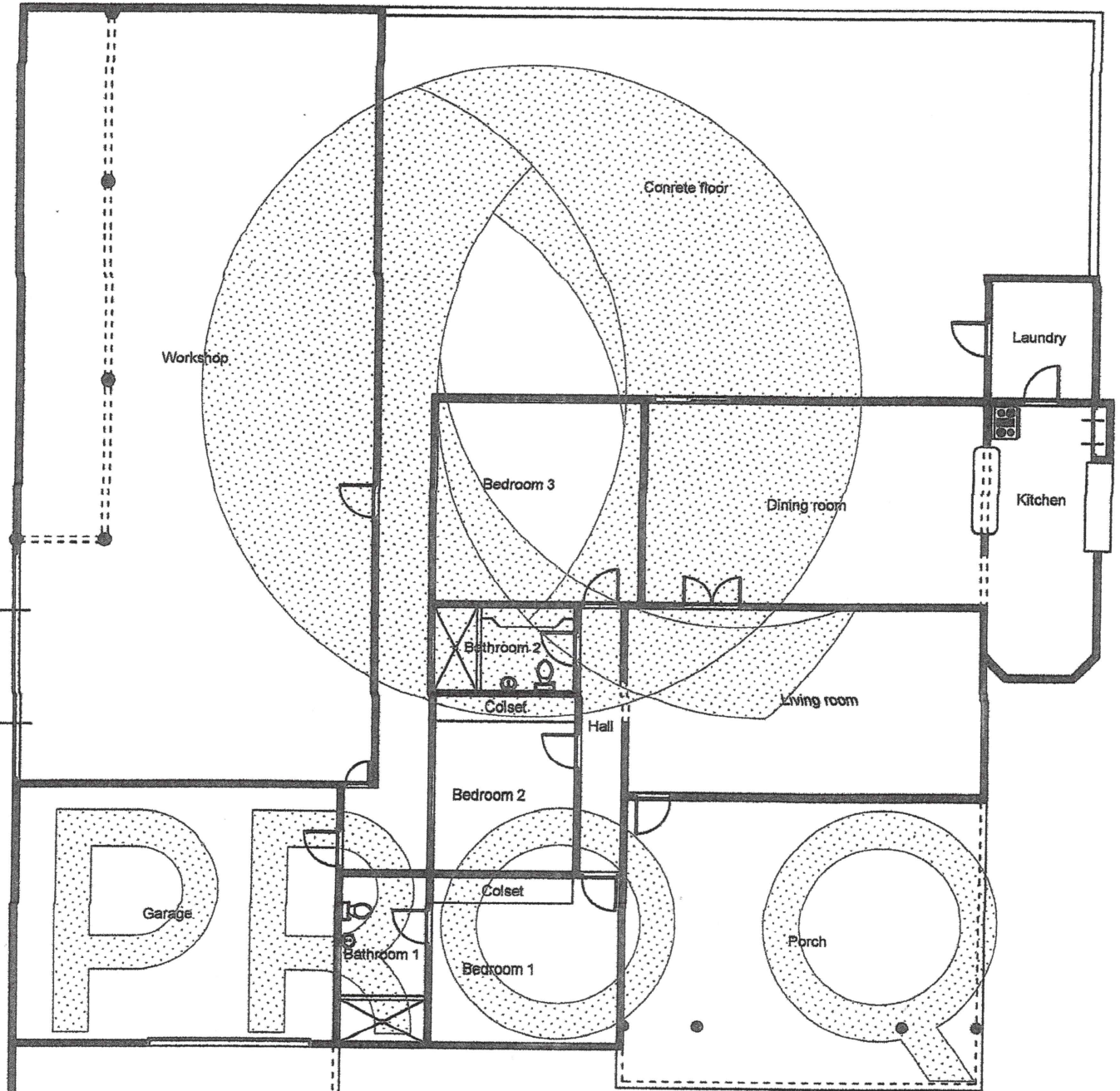
ing. Ralph C. Wever
Appraiser for
Pro Q Engineering N.V.





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24927



PLATTEGROND[®] (1:150)

- House area ± 193 m²
- Porch area ± 59 m²
- Garage area ± 109 m²
- Workshop ± 160 m²
- Concrete floor ± 159 m²
- Savaneta 195-C
- Appraisal Report

263

406

71

S.191

45

S195C

46

47

48

S207

S.207C

252

253

352

287

49

51

52

353

50

354

102

S141

103

