

FAÇADE APPRAISAL REPORT.

Concerning a parcel of long lease land cadastral known as parcel 1-C-89, located at Pampunastraat 15-G, with the concrete block house and apartment in name of _____ and on request of **management of Fundacion Cas Pa Comunidad Arubano (F.C.C.A).**



Front view of the concrete block house at Pampunastraat 15-G.



Exterior front of the concrete block house at Pampunastraat 15-G.

Appraisal report:

1. General information:

A: General.

The undersigned, ing. Antonio Wilson, construction consultant and appraiser declares to have drawn up an appraisal report on request of management of Fundacion Cas Pa Comunidad Arubano (F.C.C.A) of a parcel of long lease land with the concrete block house located at Pampunastraat 15-G. (see site plan), which will be described in further detail below.

This report is based on the following data.

- the site plan
- the floor plan of the house
- inspection of the **EXTERIOR** of the house on August 6, 2024.

The parcel of long lease land is located at Pampunastraat 15-G, cadaster known as parcel 1-C-891. The long lease land is registered in mortgage register C-1168-11 on August 25, 2021, in name of Mr.

**The long lease land 1-C-891 measures 843 m².
Right of long lease up to July 30, 2043.**

B: The purpose of this report:

The purpose of this appraisal report is to determine the current market value of the long lease land with the concrete block house and apartment, the reconstruction value and the current value under foreclosure of aforementioned real estate.

C: The layout of the house and apartment:

	Description	Area	
01	Porch entrance	3.42	m ²
02	Living and dining area	32.04	m ²
03	Kitchen	14.88	m ²
04	Bedroom 1	17.63	m ²
05	Bathroom 1	5.5	m ²
06	Bedroom 2	9.14	m ²
07	Bathroom 2	8.19	m ²
08	Bedroom 3	13.46	m ²
09	Hall	7.25	m ²
10	Patio	30.18	m ²
	Total house area	141.69	m²
	Apartment		
1	Living Area	32.76	m ²
2	Porch entrance	13.23	m ²
	Total apartment area	45.99	m²

2.0 Description:

A. Constructional:

The structure of the house is formed by the following:

01. Foundation:

The foundations are reinforced concrete strips poured on the solid base. The masonry is erected on the strip foundation up to ground floor level.

02. Ground floor:

The ground floor is a concrete slab on earth filling.

03. Masonry and columns:

All walls are made with concrete blocks and columns. On top of all interior and exterior block walls a concrete ring beam is poured.

04. Roof structure:

The house is covered with single pitch roofs in different directions. The roofs are made with a wooden structure and finished with corrugated aluzinc sheets.

B. Materials and finishing: NOTE: The interior of the house was not inspected. The described information is an assumption made in order to calculate the necessary values for the property. The standard building materials were used for the calculations.

01. Finishing of the floors:

The floors of the house are finished with ceramic tiles.

02. Finishing of the walls:

All concrete block walls are plastered and painted.

The kitchen walls at the location of the cabinet are tiled up to window height. The bathroom walls are tiled up to ceiling height.

Some cracks were observed in the exterior walls.

03. Finishing of the ceiling:

The house is provided with a suspended ceiling built with a wooden structure and finished with p.v.c panels.

04. Windows:

The house is provided with wooden windows with glass panes installed in a wooden frame.

05. Doors:

The exterior doors are solid wooden doors. *The interior doors are hollow plywood doors. All wooden doors are installed in a wooden frame.*

06. Bathroom:

The bathroom is furnished with a shower area, a toilet and a ceramic wash basin.

07. Kitchen:

The kitchen is provided with a cabinet made with a plywood and finished with formica. A stainless-steel sink is installed in the cabinet.

08. Water and sewer system:

All water pipes are copper pipes. The sewage pipes are p.v.c pipes connected to a sewage pit or the main government sewage line.

09. Electrical wiring:

The electrical installation 110V and 220V is installed according to the regulations set by D.T.I and Elmar.

10. Fencing:

The parcel of long lease land is fenced on the South border with a 1.0m high masonry wall in combination with reinforced concrete columns. On the masonry wall steel railings are built up to 1.60m height. Steel swing gates are installed. **Note: The steel railing and gates are in a poor maintenance condition.** All other borders are fenced with a 1.60m – 2.20m masonry fence in combination with concrete columns. The fence is partly plastered and painted.

11. Garden:

From fence entrance to porch a tiled concrete walk way is built. In the garden grown with shrubs and trees.

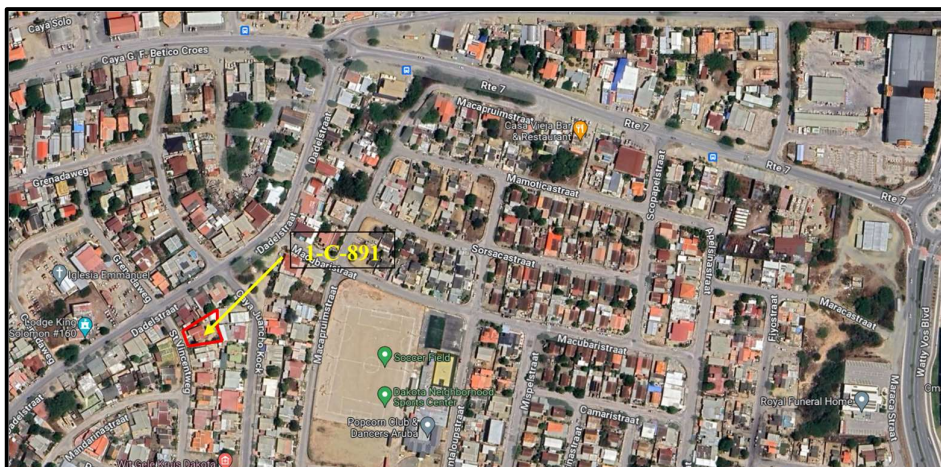
C. Appreciable:

Note: The house was only inspected from the road side at Pampunastraat 15-G. The apartment was 100% visible from the road side.

The house and fence on the South border are in a poor maintenance condition. Cracks were observed in the exterior walls of the house.

D. Location:

The house is located on the North side of an asphalt paved road at Dakota, Oranjestad. The house is less than 10 minutes away from the airport and Oranjestad cruise terminal, sport facilities, schools and beaches.



Location of the property at Pampunastraat 15-G.

3. Valuations:

After inspection of the long lease and taking into consideration the location of the long lease land, the condition of the house at the moment of inspection and the materials used, the property is valued as follows:

The reconstruction value including all fixed furnishings:

Description	Area	Price / m ² Afl.	Reconstruction value Afl.
House	142 m ²	1.980,00	281.160,00
Apartment with porch entrance	46 m ²	1.320,00	60.720,00
Fence South border	18 m	880,00	15.840,00
Fence other borders	84 m	620,00	52.080,00
Garden	1 ls	7.000,00	7.000,00
Total reconstruction value			Afl. 416.800,00

The current market value including all fixed furnishings:

Description	Valuation	Reconstruction value Afl.	Market value Afl.
House	68%	281.160,00	191.189,00
Apartment with porch entrance	60%	60.720,00	36.432,00
Fence South border	30%	15.840,00	4.752,00
Fence other borders	75%	52.080,00	39.060,00
Garden	70%	7.000,00	4.900,00
	Area	Price / m²	
Long lease land	843 m ²	150,00	126.450,00
The current market value			Afl. 402.783,00

The current foreclosure value including all fixed furnishings:

Description	Valuation	Market value Afl.	Foreclosure Afl.
House and others	80%	276.333,00	221.066,00
Long lease land	80%	126.450,00	101.160,00
The current foreclosure value			Afl. 322.226,00

4. Personal interest:

The undersigned, ing. Antonio Wilson declares not to have any interest in a possible transaction as regards aforementioned parcel of long lease land, nor in the house and have made aforementioned appraisals to the best of his knowledge, the data and information supplied to him, his own observations and expertise. In conclusion, it should be pointed out that this appraisal report will lose its value in course of time.

Subsequently, drawn up and signed in Oranjestad, Aruba, on August 13, 2024.

Wilson Consultancy N.V

E-mail: tony.wilsonconsultancy@gmail.com
Tel: +297 - 593 - 8818

ing. Antonio Wilson.
Construction Engineer/ Real Estate Appraiser

Appendices:

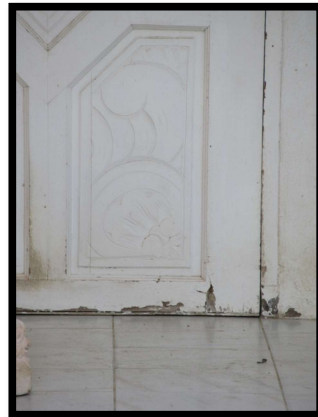
- Floorplan
- Site plan
- cadastral extract



Exterior of the house at Pampunastraat 15-G.



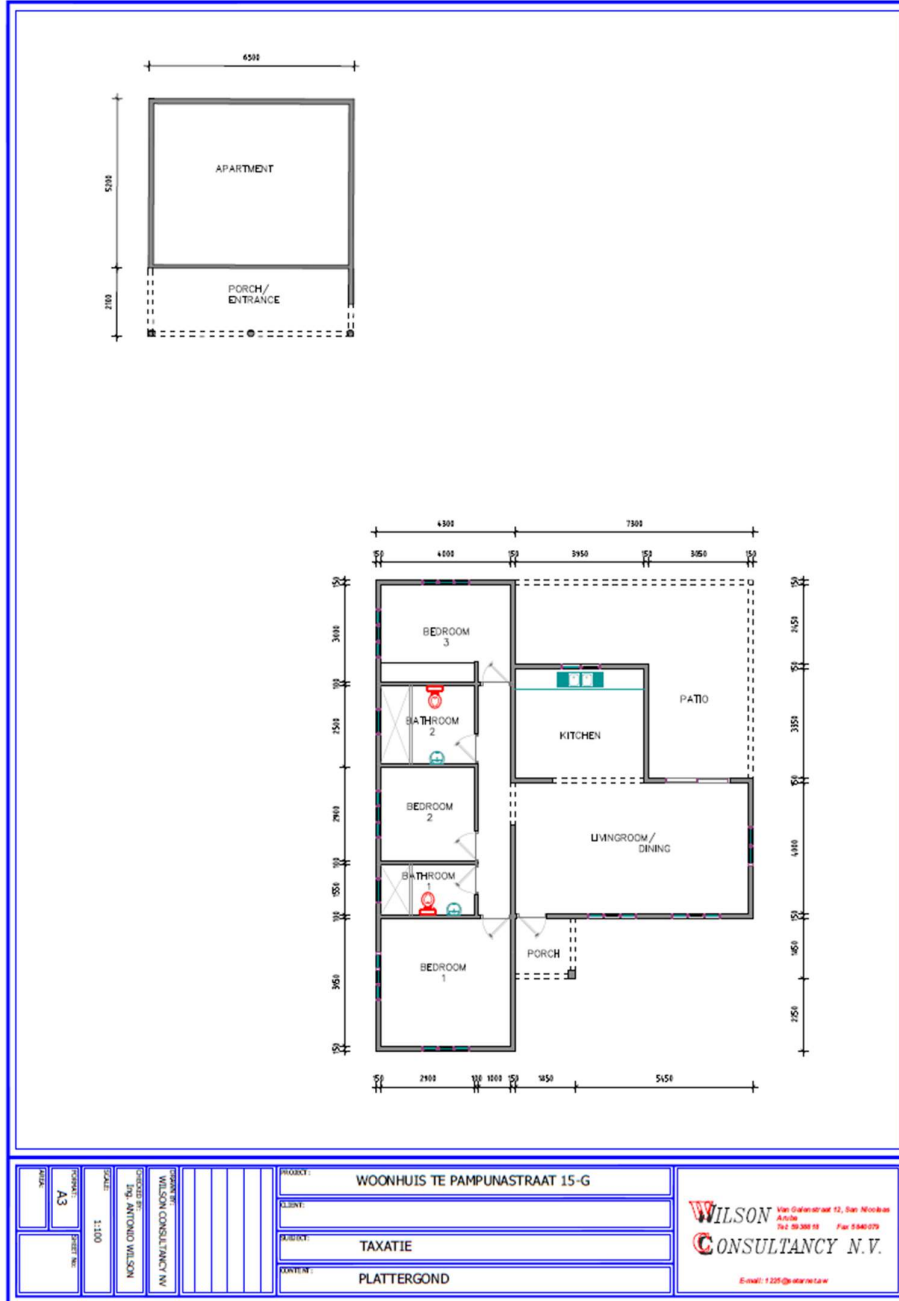
Condition of the steel fence gates and railing at Pampunastraat 15-G.



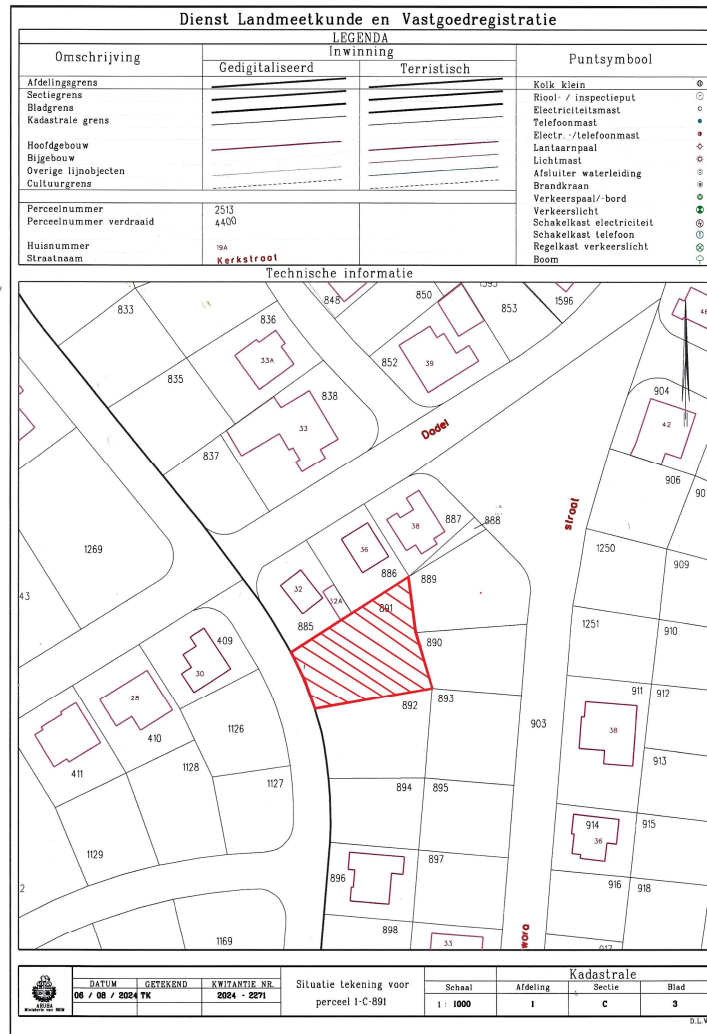
Roofing and entrance door condition at Pampunastraat 15-G.



Crack in exterior wall at Pampunastraat 15-G.



Note: Wall thickness, window and door positions may vary due to the fact that the house was only inspected from the road side. The apartment is an assumption.



Pagina 1 van 2
Datum 19-7-2024
Tijd 9:20

Kadastraal uittreksel (object)

Registratie bijgewerkt t/m 19-7-2024
Inzage per 19-7-2024

Kadastrale aanduiding object

Kadastrale aanduiding **1 C 891**
Index

Objectgegevens

Grootte 843 m²
Omschrijving Woonhuis en erf
Herkomst Kadastraal perceel
Bladnummer 3
Bladvolgnr en ruit c4
Locaties Tarabana
Aruba

Pampunastraat 15 G
Aruba

Gerechtigde 1/2 Erfpacht

Naam
Persoonsnummer
Geboren
Geslacht
Burgerlijke staat
Beroep
Geboorteplaats
Geboorteland
Woonadres

Rechten

Recht verkregen bij C register deel/nummer 1169/11
Type akte Overdracht
koop prijs AWG 210.000,00
ingeschreven op 25-8-2021 11:15:00
verleden op 24-8-2021 voor mr. M.J.C. Tromp
erfpachtcanon AWG 505,80
geldig tot 30-7-2043

Gerechtigde 1/2 Erfpacht

Naam
Persoonsnummer
Geboren
Geslacht
Burgerlijke staat

Bali

Kadastraal uittreksel (object)

Beroep
Geboorteland
Woonadres

Rechten

Recht verkregen bij C register deel/nummer 1168/11
Type akte Overdracht
koop prijs AWG 210.000,00
ingeschreven op 25-8-2021 11:15:00
verleden op 24-8-2021 voor mr. M.J.C. Tromp
erfpachtcanon AWG 505,80
geldig tot 30-7-2043

Gerechtigde 1/1 Eigendom

Naam **ARUBA**
Persoonsnummer 0113973
Zetel Aruba
Aard Onbekend
Adres Sabana Blanco 68
Aruba

Subjectaantekening

Omschrijving Na grondig onderzoek op de uitgangssituatie:
C 73/21;
C 285/102;
C 664/32.
Is gebleken dat alleen C 664/32 actueel is, voor zover het van toepassing is.

Rechten

Recht verkregen bij C register deel/nummer 664/32
Type akte Tenaamstelling
ingeschreven op 20-2-2006 15:05:00
verleden op 28-5-2002 voor Gouverneur van Aruba

Hypotheek en beslagen

Hypotheek B register deel/nummer 1365/30
hoofdsom AWG 221.090,00
rentebedrag AWG 88.436,00
Krediethypotheek
ingeschreven op 25-8-2021 11:15:00
verleden op 24-8-2021 voor mr. M.J.C. Tromp
domicilie Fundacion Cas Pa Comunidad Arubano (F.C.C.A.)
rangorde 1

Hypotheeknemer Fundacion Cas Pa Comunidad Arubano (F.C.C.A.)

Bali