

JOE FERNANDEZ ARCHITECTS & PLANNERS N.V.

ARCHITECTS -ENGINEERS -APPRAISERS -PROJECT MANAGERS - TOWN, COUNTRY & ENVIRONMENTAL PLANNING
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E-mail: jfemandespedra@msn.com

APPRAISAL-REPORT.

A.R. 2021-11193.

SUBJECT	: Three Apartments building in state of repair, replacing and maintenance.
ADDRESS	: Guido Gezellestraat nr. 6 , Klip / Mon Plaisir area, ORANJESTAD-East.
THE OWNER OF THIS LAND IS	: The Heirs of: Mrs. URSULA IRENE <u>JACOBS</u> , (Born: October 21, 1923).
LAND-AREA	: One plot of Private Property land, (Eigendom), total: 197 m² . Cadastral: "Blad" nr. 1-B-4. Cadastral: First District, Section B, nr. 444, (1-B-444) . Reg. C. 158/22.
TOTAL BUILT-UP AREA	: Apartment nr.1: :45,3 m ² . Apartment nr.2: :70,4 m ² . Apartment nr.3: :30,0 m ² . Corridor :18,4 m ² . Total :164,1 m².
PRINCIPAL	: BON CHOICE ARUBA REALTY, Att. Mr. EMIR FLANEGIN.
APPRAISER REPRESENTED BY	: Joe Fernandez Architects & Planners N.V. : Mr. Jose Fernandes-Pedra, Architect and sworn Appraiser.
A. THE PRESENT RE-CONSTRUCTION VALUE OF THIS THREE APARTMENTS BUILDING ONLY	: AWG. 250.000,=
B. THE PRESENT FREE CURRENT MARKET VALUE OF THE COMPLETE PROPERTY	: AWG. 400.000,=
C. THE PRESENT VALUE UNDER FORECLOSURE OF THE COMPLETE PROPERTY	: AWG. 320.000,=
APPRAISEMENT-DATE	: March 02, 2021.



APPRAISAL-REPORT.

The undersigned, Mr. Jose Fernandes-Pedra, Architect and sworn Appraiser, established in Aruba, Royal Plaza Mall, L.G. Smith Blvd. nr. 94, 4th floor, Suite 311, P.o. box 5311 O'Stad, hereby states to have surveyed upon request and for the account of:
BON CHOICE ARUBA REALTY, Att. Mr. EMIR FLANEGIN,
and to have appraised the following;

- A: The present re-construction value of this three Apartments building only,
- B: The present free current market value of the complete property, and,
- C: The present value under foreclosure, of the complete property.

Of

One plot of Private Property land, (Eigendom), measuring total: 197 m², located along-side of an asphalted public road, with this three Apartments building, locally known as;
Guido Gezellestraat nr. 6, Klip / Mon Plaisir area, ORANJESTAD-East.

This land-plot is registered at the Cadastral office as;
One plot of Private Property land, (Eigendom), total: 197 m².
Cadastral: "Blad" nr. 1-B-4.
Cadastral: First District, Section B, nr. 444, **(1-B-444).**
Reg. C. 158/22.

The owner of this land is: The Heirs of: Mrs. URSULA IRENE JACOBS,
(Born: October 21, 1923).

A site-plan showing the location of the land-plot and this three Apartments building, with neighborhood is added to the belongings of this report.

This three Apartments building contain the following areas and inside measurements;

Apartment nr.1:

- | | |
|-------------------------|------------------|
| 1. Bedroom nr.1 | : 4,15 x 3,50 m. |
| 2. Kitchen/ Living-room | : 4,15 x 2,93 m. |
| 3. Bedroom nr.2 | : 3,50 x 3,00 m. |
| 4. Bathroom | : 2,72 x 1,00 m. |

Apartment nr.2:

- | | |
|--------------------------------|------------------|
| 1. Kitchen/ Living Dining-room | : 6,96 x 3,50 m. |
| 2. Bathroom | : 3,50 x 2,83 m. |
| 3. Bedroom nr. 1 | : 4,65 x 2,78 m. |
| 4. Bedroom nr.2 | : 4,65 x 3,00 m. |

Apartment nr.3:

- | | |
|-------------|----------------------------------|
| 1. Corridor | : 11,74 x 1,60 m. |
| 2. Bedroom | : 4,65 x 3,00 m + 2,00 x 1,75 m. |
| 3. Bathroom | : 2,50 x 1,75 m. |

The built-up area of this three Apartments building, consist of;

Apartment nr.1:	:45,3 m ² .
Apartment nr.2:	:70,4 m ² .
Apartment nr.3:	:30,0 m ² .
Corridor	:18,4 m ² .
Total	:164,1 m².

This includes the wall thicknesses.

For measurements see drawings of the floor-plans.

CONSTRUCTION DETAILS AND MATERIALS USED, GENERAL INFORMATION.

Foundation.

The foundation is assumed to be made of reinforced concrete slabs, as per drawings.

Walls, wall-finishing and columns.

The walls are made of 4" and 6" masonry blocks with a ring-beam at door-height, or plywood on wooden structures.

Several of these walls are in a bad condition and need to be repaired or replaced.

The masonry walls are plastered and painted on the inside and outside.

Several of these walls are in a bad condition and need to be repaired or replaced.

The walls of the bathrooms are partial covered with ceramic wall-tiles.

These walls are in a bad condition and need to be repaired or replaced.

Floors and floor-finishing.

The floors are made of concrete slabs with wire-mesh on backfilling.

These floors are in a bad condition and need to be repaired or replaced.

A few floors are covered with ceramic floor-tiles or plain concrete.

These floors are in a bad condition and need to be repaired or replaced.

Windows and frames.

Windows and frames are wooden frames with wooden windows.

These windows are in a bad condition and need to be repaired or replaced.

Doors and frames.

Entrance or exterior doors are made of wooden doors in wooden frames.

These doors are in a bad condition and need to be repaired or replaced.

Interior doors are wooden doors in wooden frames.

These doors are in a bad condition and need to be repaired or replaced.

Ceiling and structure.

The ceiling is made of PVC laths or hard-board, on a wooden structure.

These ceilings are in a bad condition and need to be repaired or replaced.

Roof and roof-finishing.

The roof is made of wooden rafters and wooden roof-beams and covered with corr. galv. sheets on top.

This roof is in a bad condition and need to be repaired or replaced.

Bathrooms and fixtures.

The Bathrooms are equipped with bathroom-fixtures, consisting of:

Bathroom Apartment nr. 1: One toilet-bowl, one washbasin, and one shower.

Bathroom Apartment nr. 2: One toilet-bowl, one washbasin, and one shower.

Bathroom Apartment nr. 3: One toilet-bowl, one washbasin, and one shower.

These bathrooms are in a bad condition and need to be repaired or replaced.

Kitchen and cabinets.

The kitchen of the Apartment nr. 2, is equipped with a simple wooden cabinet consisting of wooden cabinets, with a single stainless steel built-in sink, and covered with Formica on top. This kitchen-cabinet is in a bad condition and need to be repaired or replaced.

Electrical-, sewer-, and water-installations.

The electrical installation is acc to NEN 1010 and acc. to the regulation of the D.T.I.

The sewer-lines are P.V.C.

The waterlines are copper and hooked-up to the WEB-meters.

All these installations are in a bad condition and need to be repaired or replaced.

Fences and landscaping.

Outside:

At the North-side, (front): No fence.

At the East-side: No fence.

At the South-side: Common masonry wall of this building.

At the West-side: No fence.

Landscaping:

No trees or plants in the yard.

Location.

The location of this Private Property land, (Eigendom), is in **Guido Gezellestraat nr. 6**, Klip / Mon Plaisir area, ORANJESTAD-East, at peak hours, approx. 3 min. driving distance from the center of Oranjestad, Aruba's largest city, approx. 3 min. driving distance of all main utility buildings in Oranjestad, approx. 5 min. driving distance from the Airport, approx. 8 min. driving distance from the Hotel-strip and approx. 45 min. driving distance from the center of San Nicolas, Aruba's second largest city.

Appraiser's Comment.

This three Apartments building has been built with fair building materials under fair workmanship using traditional building system.

The condition of this three Apartments building is fair, and in need of repair, replacing and maintenance.

This three Apartments building is now in use as Apartments by third parties.

Condition and maintenance-status of this three Apartments building:

Maintenance-status:

Units	G	S	M	U	B	REMARKS
Foundation		X				
Walls, painting on the inside				X		
Walls, painting on the outside				X		
Walls, wall-tiles Bathrooms				X		
Walls, Kitchen			X			
Floors			X			
Ceiling				X		
Roof-Structure				X		
Roof-Finishing				X		
Doors				X		
Windows				X		
Bathroom-fixtures Apt. nr. 1				X		
Bathroom-fixtures Apt. nr. 2				X		
Bathroom-fixtures Apt. nr. 3				X		
Cesspool			X			
Electrical Installation			X			
Sewer Installation			X			
Kitchen-cabinets				X		

G : Good = As good as new
 S : Satisfactory = No maintenance needed in two years
 M : Moderate = Maintenance needed in two years
 U : Unsatisfactory = Maintenance urgently
 B : Bad = To be replaced

After careful consideration of all above-described information and factors, the value of this Private Property land, (Eigendom), with this three Apartments building, is appraised as follows;

A. THE PRESENT RE-CONSTRUCTION VALUE OF THIS THREE APARTMENTS BUILDING ONLY.

The present re-construction value of this three Apartments building only, for **insurance** purposes in the actual situation and condition, **excluding land**, is appraised as follows.

a. Debris removal:	AWG. 9.000,=
b. Re-construction value three Apartments building:	AWG. 240.000,=
c. Architect, and supervision fee:	AWG. 1.000,=
Total:	AWG. 250.000,=

Say: Two Hundred Fifty Thousand & 00/100 Aruban Florins (AWG).

B. THE PRESENT FREE CURRENT MARKET VALUE OF THE COMPLETE PROPERTY.

The present free current market value of the complete property, with this three Apartments building, in the actual situation and condition, **including land**, is appraised as follows:

a. Three Apartments building, etc:	AWG. 250.000,=
b. Private Property land, (Eigendom): 197 m ² :	AWG. 150.000,=
Total:	AWG. 400.000,=

Say: Four Hundred Thousand & 00/100 Aruban Florins (AWG).

C. THE PRESENT VALUE UNDER FORECLOSURE OF THE COMPLETE PROPERTY.

The present value under foreclosure of the complete property with this three Apartments building, in the actual situation and condition, **including land**, is appraised as follows:

80 % of AWG. 400.000,= is:

Total:	AWG. 320.000,=
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Say: Three Hundred Twenty Thousand & 00/100 Aruban Florins (AWG).

The undersigned states to have inspected the above-mentioned Private Property land, (Eigendom), with this three Apartments building at site, and to have studied the construction and materials of this three Apartments building, during which inspection and study, most of the data for this report have been collected.

Furthermore the undersigned declares to have no part or ownership and no interest, whatsoever in the above-mentioned real-estate property, nor in the business to be established therein, nor in a possible mortgage to be issued with this property as collateral, and that the information given in this report is to his best knowledge true and correct.

This Appraisal-report is subject to the condition that legal description and information, pertaining to the ownership, the size of the land and other data, obtained from third parties or by rough measurement, are assumed to be correct.

Though such information is considered to be reliable, the Appraiser assumes no responsibility for its accuracy.

This Appraisal Report is subject to a validation of a limited time-period of six months.

Report made without prejudice.

Aruba, March 02, 2021.

The Appraiser,



JOE FERNANDEZ
ARCHITECTS & PLANNERS N.V.
L. G. SMITH BLVD. 94 - P.O. BOX 5311, ARUBA
ROYAL PLAZA MALL 4th FL. SUITE 311
TEL: (297) 583-4911 • FAX: 582-3117 • CELL: 593-0037

Joe Fernandez Architects & Planners N.V.
Mr. Jose Fernandes-Pedra.
Director, Architect and sworn Appraiser.

Att: Floor-plan three Apartments building and property lay-out.

Photographs.

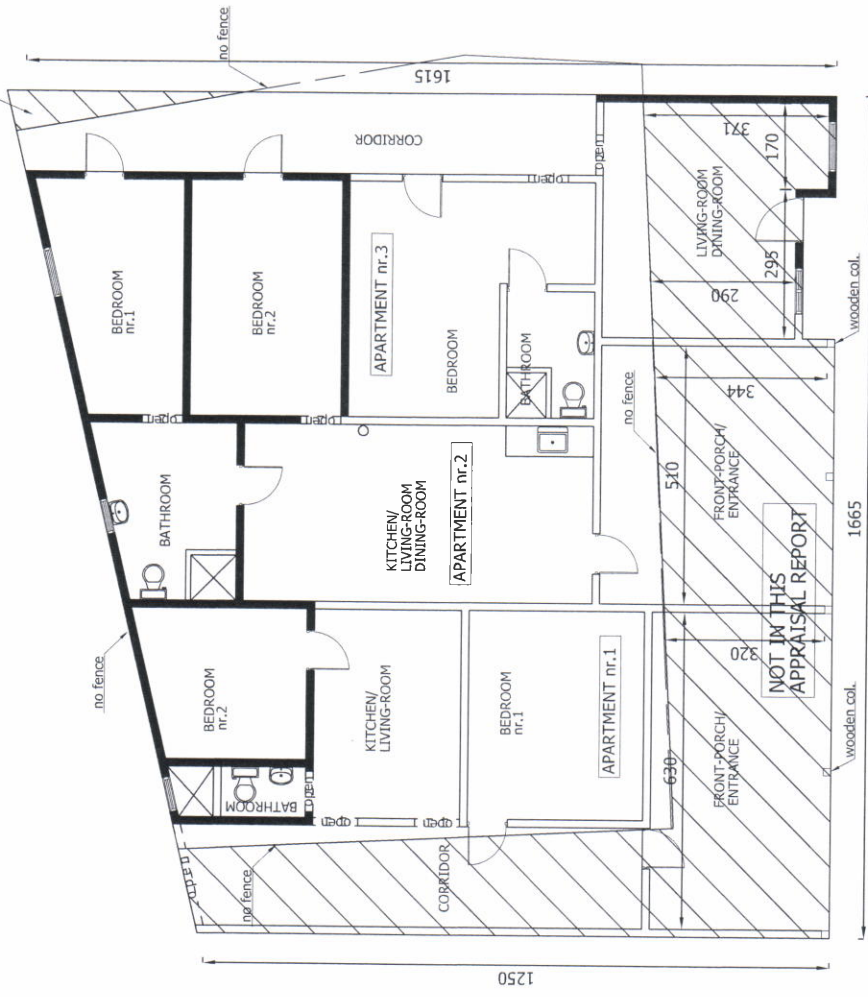
Copy Site-plan.

Map of **Guido Gezellestraat nr. 4-A**, Klip / Mon Plaisir area, ORANJESTAD-East.

Map of Aruba.

Google Map.

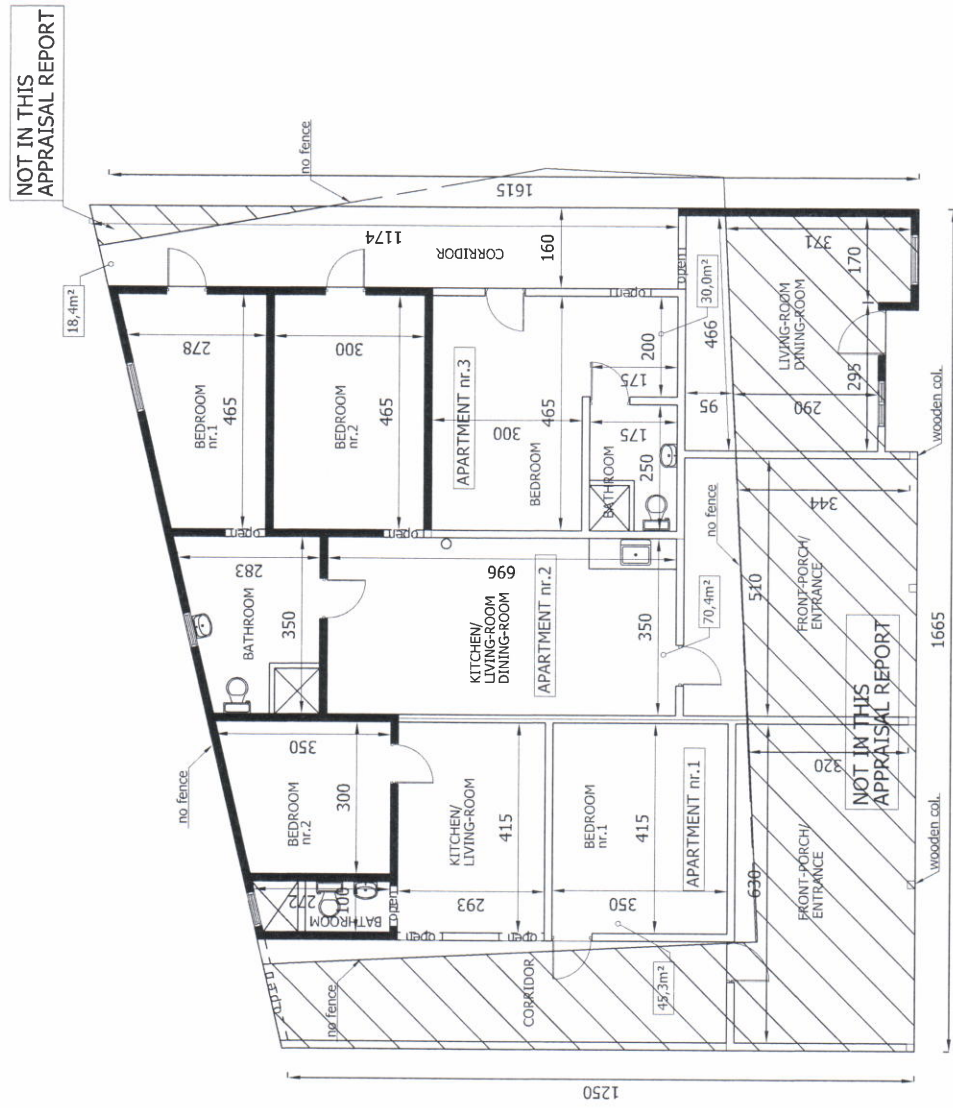
NOT IN THIS
APPRAISAL REPORT



FLOORPLAN AND PROPERTY LAYOUT

Scale 1: 100

A.R. 2021-11193
March 02, 2021
Guido Gezellestraat nr. 6
Klip/Mon Plaisir / area
ORANJESTAD
Drawing nr.1

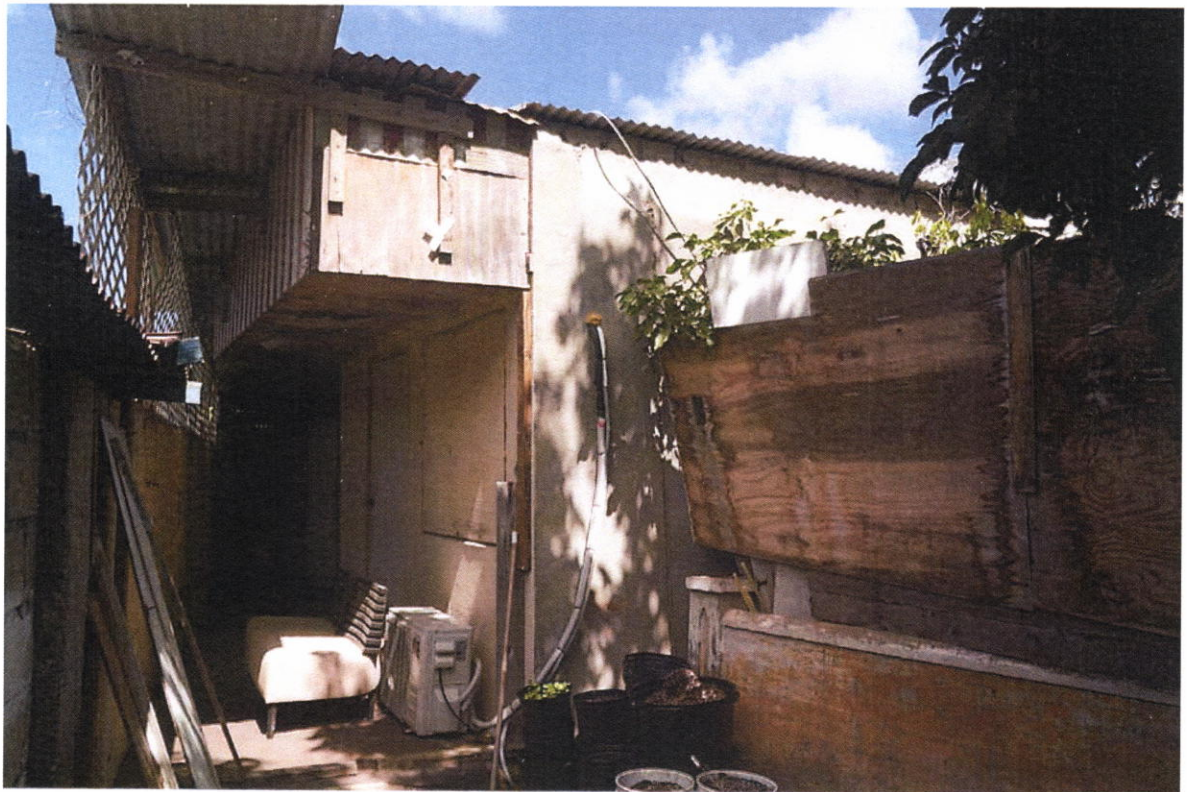


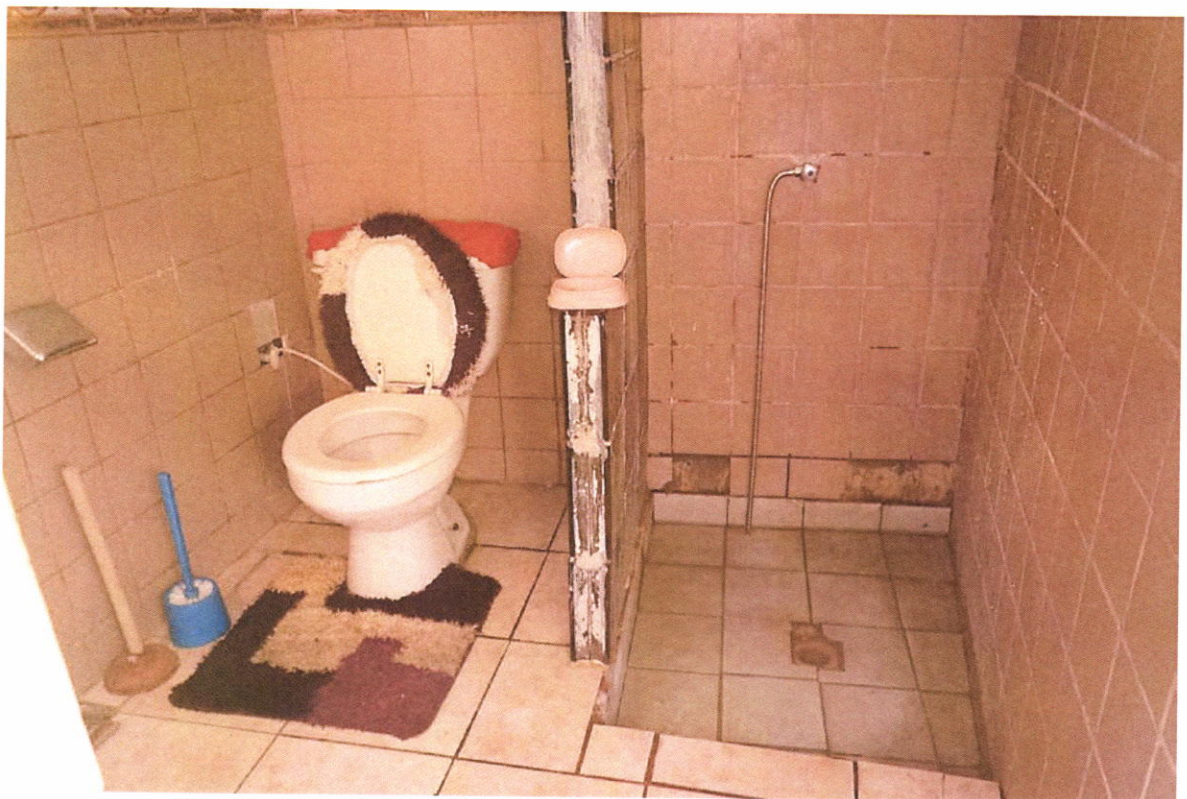
FLOORPLAN AND PROPERTY LAYOUT INSIDE MEASUREMENTS

Scale 1: 100

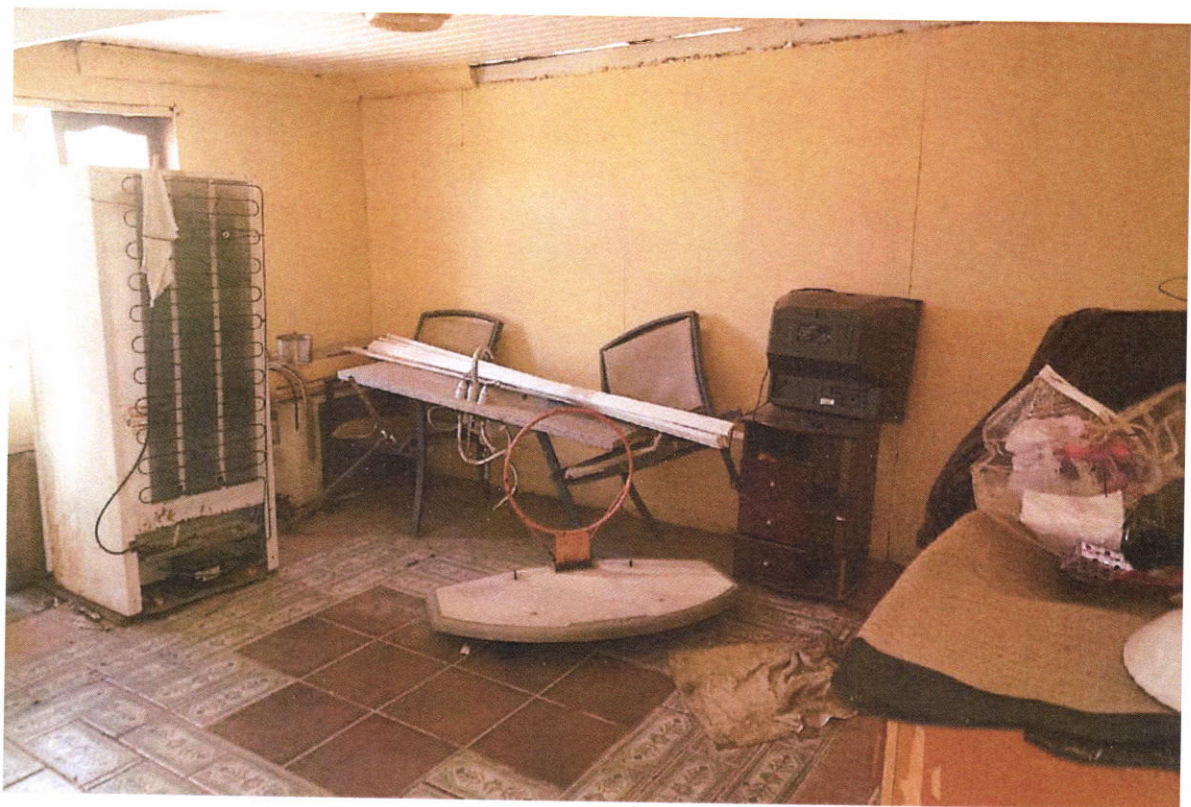
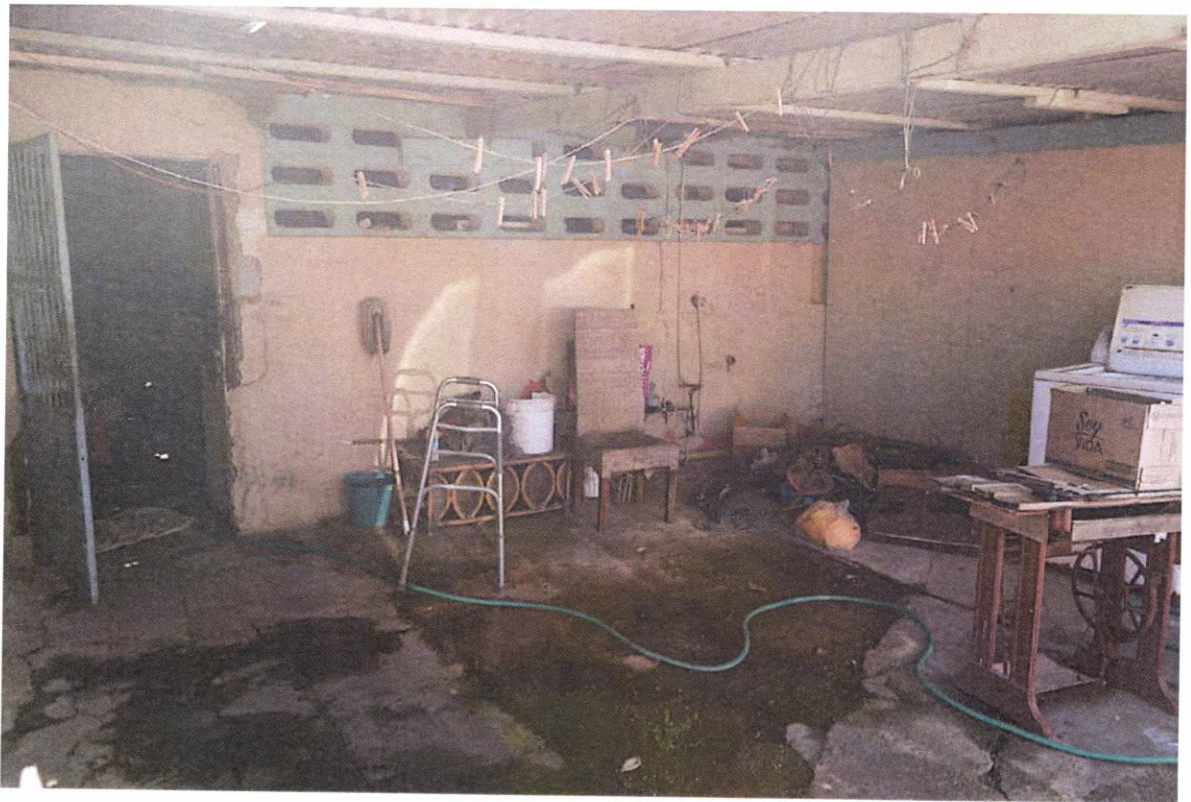
A.R. 2021-11193
March 02, 2021
Guido Gezellestraat nr. 6
Klip/Mon Plaisir / area
ORANJESTAD
Drawing nr.2

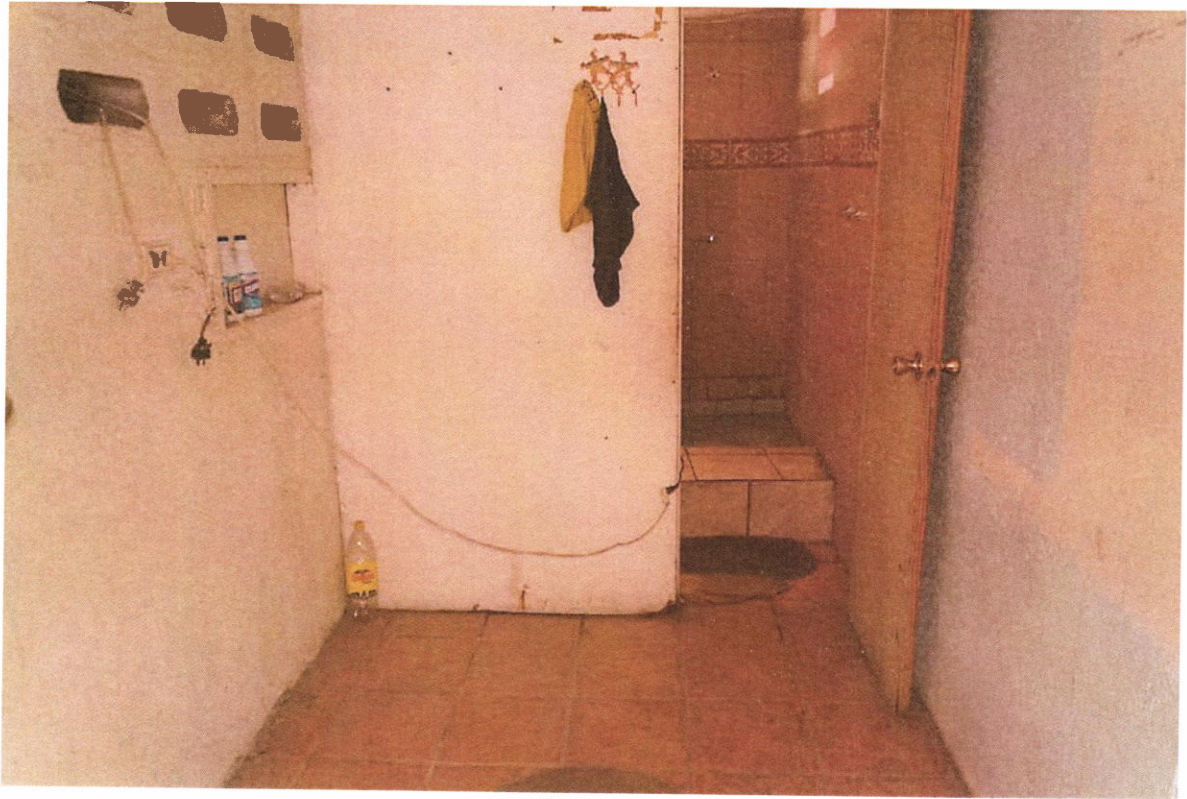


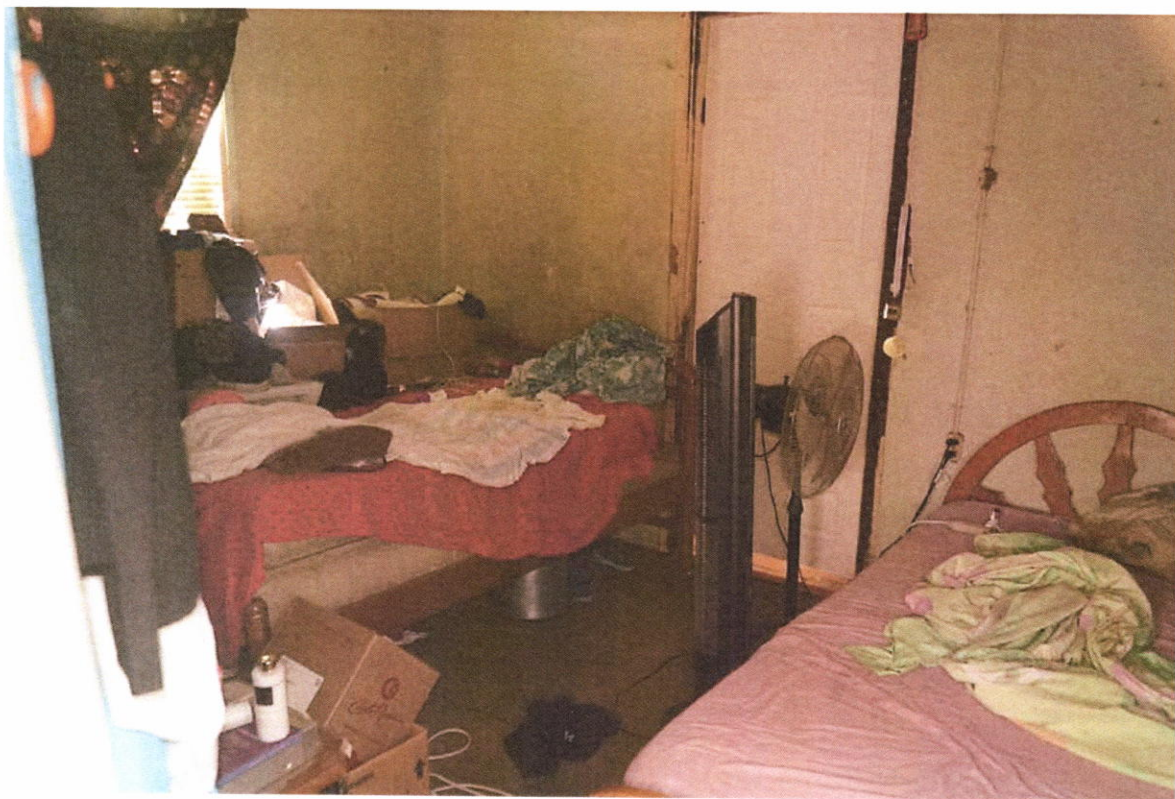












Dienst Landmeetkunde en Vastgoedregistratie

LEGENDA

Inwinning

Gedigitaliseerd

Terristisch

Puntsymbool

Omschrijving

Afdelingsgrens

Sectiegrens

Badgrens

Kadastrale grens

Hoofdgebouw

Bijgebouw

Overige lijnobjecten

Cultuurgrens

Perceelnummer verdraaid

Huisnummer

Straatnaam

250

4400

Kerkstraat

358

1157

1156

1101

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364

365

366

368

370

1006

371

723

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Kolk klein

Rooi- / inspectieput

Electriciteitsmast

Telefoonmast

Electr. / telefoonmast

Lantaarnpaal

Lichtmast

Afsluiter waterleiding

Brandkraan

Verkeerspaal/-bord

Verkeerslicht

Schakelkast elektriciteit

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Kadastraal uittreksel (object) beperkt

Registratie bijgewerkt t/m	4-1-2021
Inzage per	4-1-2021
Referentie	2021-0016
Prijs uittreksel	AWG 16,00

Kadastrale aanduiding object

Kadastrale aanduiding	1 B 444
Index	

Objectgegevens

Grootte	197 m ²
Omschrijving	Huis erf
Herkomst	Kadastraal perceel
Bladnummer	4
Bladvolgnr en ruit	d4
Locatie	Gezellestraat 6 Aruba

Gerechtigde 1/1 Eigendom

Naam	URSULA IRENE JACOBS
Geboren	21-10-1923
Geslacht	Vrouw
Burgerlijke staat	Ongehuwd en nimmer gehuwd geweest
Geboorteland	Aruba
Woonadres	Guldo Gezellestraat 6 Aruba

Rechten

Recht verkregen bij	C register deel/nummer 158/22
Type akte	Verkoop en koop koopprijs AWG 2.500,00 ingeschreven op 12-4-1972 0:00:00 verleden op 12-4-1972 voor mr. E.L. Lacié

In dit uittreksel zijn eventuele hypotheken en beslagen buiten beschouwing gelaten.









Guido Gezellestraat n. 6

Guido Gezellestraat

Google Earth

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