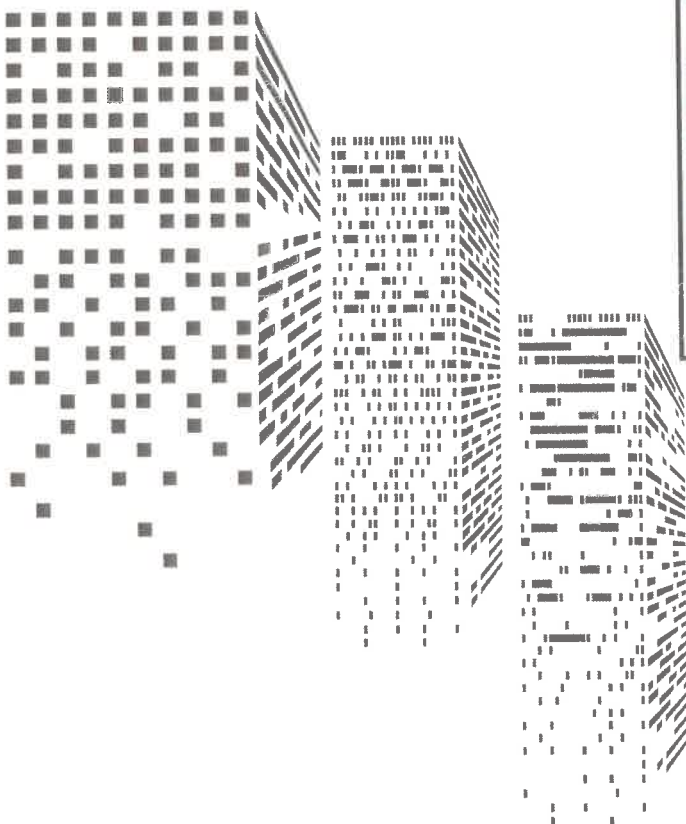




APPRAISAL REPORT
220-AP-218
OF A RESIDENTIAL BUILDING
TO BE COMPLETED
AT PRINCESS GARDEN, ST. EUSTATIUS

CLIENT: RBC BANK CURACAO,
MRS. AQUILLA VAN PUTTEN



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Crib : 410.009647



INDEPENDENT
CONSULTING
ENGINEERS

LEGAL DATA

APPRAISAL REPORT NR.: 220-AP-218

PRINCIPAL: MRS. AQUILLA VAN PUTTEN

APPRAISER : Ir. Yuri Daal

SIGNATURE : 

ASSISTED BY: B. Halman

DATE OF APPRAISAL: October 15, 2020

PROPERTY ADDRESS: James Granger Road

DATE OF INSPECTION: October 1, 2020

FEE SIMPLE LEASE HOLD

OTHER

PLANS PREPARED BY: N/A

DATE: N/A

CADASTRAL CODE OBJECT ID.: 76/2000

OBJECT DETAIL AREA: 560 m²

LEGAL LEASE OWNERS: Aquilla Lutitsia van Putten born Thomasia

MORTGAGE / SEIZURES: RBTT Bank N.V. NAFIs. 345.000, = / None

DESCRIPTION OF THE PROPERTY

SITE

- FLAT NORMAL SLOPE AVERAGE SLOPE STEEP SLOPE VALLEY VIEW
 BAY/BEACH VIEW OCEAN VIEW LAGOON VIEW POND VIEW HILL VIEW
 VIEW OF A NEIGHBOURING ISLAND(S) GREAT BAY VIEW

AREA

- RESIDENTIAL AREA TOP CLASS
 COMMERCIAL/RESIDENTIAL MIDDLE CLASS
 INDUSTRIAL/RESIDENTIAL LOW INCOME
 UNDEVELOPED AREA BELOW STANDARDS

SERVICES

- ELECTRICITY GEBE-WATER SEWAGE
 SATELLITE / CABLE TELEPHONE ALL AVAILABLE UNDER GROUND

ROADS

- PAVED ROADS VERY GOOD
 UNPAVED GOOD
 AVERAGE
 FAIR
 DETERIORATED



Due to Covid 19, we were not able to travel to the destined island of St. Eustatius. Therefore, the observation of this property was executed by a "drive-by from a source in St. Eustatius and a previous report in 2019. Based on the request from RBC Bank in Curacao, we were not given permission to enter the property. Furthermore, verbal description was received by the owner for more insight of the property.

The residential building to be completed is located on James Granger Road at Princess Garden in St. Eustatius. The residential building has 2 floor levels. The ground floor is completed and inhabited, meanwhile the second floor is in progress with construction. The property is in walking distance to the town of St. Eustatius (Oranjestad). For now, the horizon of the ocean can be seen. The neighborhood consists of residential dwellings.

The residential building consists of the following:

Ground floor

Two 2-bedroom apartments, each apartment has

- Kitchen / Dining / Living
- Bedrooms 2
- Bathroom 1
- Hallway
- Common porch
- Common covered terrace

One 1-bedroom apartment

- Kitchen / Dining / Living
- Bedroom 1
- Bathroom 1
- Porch

- Storage room
- Cistern

Second floor

Uncompleted dwelling house (construction is in progress)

- Kitchen
- Living / Dining
- Master bedroom with bathroom and closet
- Bedrooms 2
- Bathroom 1
- Porch with exterior stairs



Site Improvements

- Boundary chain-link wire fence and block work wall
- Septic system

General description

The description is based on a drive-by and a previous report in 2019.

The construction of the existing building basically consists of concrete footings, concrete column beams and block work, concrete ring beams, and concrete floor slabs. The roofs are gable and shed roofs, they consist of exposed roofing rafters, 11.11 plywood sheets and covered with metal roof sheets.

The ground floor has ceramic tiles, except for the porch of the 1-bedroom apartment and covered terrace. The walls are plastered and painted. The cabinet in all kitchens have Formica countertops. The walls in all bathrooms are fully tiled with ceramic tiles. The walls in all kitchens are partially tiled with ceramic tiles. Some rooms have air-conditioning.

According to received information from the owner, the structure on the second-floor level is not completed. The finishing of 2 bedrooms and 1 bathroom; some windows and doors still need to be installed; and the balustrade as well.

The rest of the second-floor level are completed. Such as, master bedroom and kitchen floor are tiled, and the living room has vinyl. The rest of the floor still needs to be tiled. The walls in the master bathroom and kitchen are generally tiled. The kitchen cabinets, master bathroom fixtures, and some light fixtures are installed.

OVERALL BUILDING RATING:	EXCELLENT	GOOD	AVERAGE	FAIR	MODERATE	POOR
QUALITY OF CONSTRUCTION:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CONDITIONS OF IMPROVEMENTS:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ROOM SIZES & LAY-OUT:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSETS & STORAGE:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLUMBING:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
KITCHEN CABINETS:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BATHROOM FACILITIES:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PARKING FACILITIES:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
APPEAL TO MARKET:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VALUATION

Value of the parcel of Land

US\$ 34.000, =

Value of the improvements as is

US\$ 376.000, =

Market Value of the Land and Improvements as is

US\$ 410.000, =

Auction Value of the Land and Improvements as is

US\$ 307.000, =

The Reconstruction Cost (*insurance*) of the building only subject to the quality of materials and workmanship as is

US\$ 405.000, =

The Reconstruction Cost (*insurance*) of the site improvements subject to the quality of materials and workmanship as is

US\$ 20.000, =

When the second-floor level is completed (including the apartment on the ground floor as is)

Market Value of the Land and Improvements when complete

US\$ 505.000, =



Auction Value of the Land and Improvements when complete

US\$ 380.000, =

The Reconstruction Cost (*insurance*) of the building only subject to the quality of materials and workmanship when complete

US\$ 450.000, =

The Reconstruction Cost (*insurance*) of the site improvements subject to the quality of materials and workmanship when complete

US\$ 20.000, =

The potential gross rental value for each 2-bedroom apartment unit are US\$ 800, = per month.

The potential gross rental value for the 1-bedroom apartment unit is US\$ 550, = per month

The potential gross rental value for the dwelling house is US\$ 1.300, = per month

CONSIDERATION OF THE VALUER

The land value has been derived from comparable sales in general. Land has been selling in in the same area, subject to size and slope, between US\$ 30. =/m² and US\$ 65. =/m² since the year 2015.

The comparable of similar properties which have been selling are as follows:

- | | | | |
|-----------------|------------------------|---------------------------|--------------|
| • Cherry Tree | Lot 502m ² | US\$ 38.50/m ² | Sep 21, 2020 |
| • Behind The | Lot 854m ² | US\$ 60.14/m ² | Sep 21, 2020 |
| • Wilton Estate | Lot 380 m ² | US\$ 52.00/m ² | Aug 22, 2018 |
| • Welgelegen | Lot 600 m ² | US\$ 62.50/m ² | Jul 17, 2017 |

The appraiser herewith states that all data used in this report are correct to the best of his knowledge, and that he has no interest whatsoever in the valuated property.

Appraisal Explanatory Notes

In general, ICE valuations are conservative since in our views there is a variety of a market force on the island between the purchasing power of island visitors (tourists), foreign investors, the local investors, and inhabitants. These market forces influence the real estate market.

To arrive at market values of houses and villas we apply sales comparables of land as obtained via the Kadaster land register offices and the cost approach of the improvements. These data form the basis for the appraiser to conclude a market value. To be noted is that comparable of sales of Government lease land alone are generally not registered since they require an approval of the Government and may not be granted. Comparables of houses and villas are almost impossible due to a variety of design, shape and quality of the building and its finishing of the interior, of which the latter often times is subject to the personal taste of the owner.

For apartments and condominiums, we use sales comparables as a guideline where available.

The cost approach is based on our expertise in estimated construction cost taken into consideration the quality, state and appearance of the construction of the buildings and exterior works. These estimates are based on square meter prices of construction.

Commercial properties as well as certain commercially operated condominium developments are generally valued on the income approach capitalized over 10 years, allowing a discount for operation. This method is equal to:

Value = yearly net income divided by a cap rate of 10%.

The cost and income approach do have generally certain variations and cannot be compared, while comparables are subject to the market in certain periods of time.

The market trend fluctuates and is carefully observed by the appraiser.

Our values indicated in the report are:

Market value

Consisting of the land value and value of the improvements on the land.

The land value is generally derived from sales comparables, while improvements represent the value of all that has been developed on the parcel of land.

This market value can be considered realistic and a fair market value providing buyer and seller are prepared to come to a deal. Whereas the buyer does not have any restraints in financing the property and the seller is not forced to sell the property.

Auction value

Generally, 70% to 80% of the market value can be considered a quick sale below the market value, but also an auction (forced sale) value whereas the seller or financier (mortgagor) of the property is forced to liquidate the property. Based on proper marketing of the subject.

Reconstruction cost

These costs represent the replacement cost of the improvements.

Rental value

Rental values are generally applied for commercial properties indicating a gross rental income per month. These rental values are derived from the subject or comparable properties and form the basis for the income approach.

Our appraisals are based on visual observations and are not technical reports, neither an opinion on the structural soundness of the structures. If we noticed any discrepancies that should be brought to the attention of the interested parties for the appraised value, we will indicate such in the appraisal report. Recommendations for an additional survey by a structural engineer will be indicated if the observed defects of the building appear to be more seriously during the inspection by the appraiser. Infringements regarding the subject parcel(s) of land are not part of the appraisal survey.

The overall rating in the report gives the appraiser's impression of the inspected property.



St. Maarten, March 2016
INDEPENDENT CONSULTING ENGINEERS N.V.

Photos



Received pictures only from the exterior by source.

Location

