



ARCHITECTS  
CONSULTANTS  
APPRAISERS

# APPRAISAL REPORT

## CLIENT

Caribbean Bed and Breakfast Holding N.V.

## SUBJECT PROPERTY

Commercial Property at Cannegieter Street

## DATE OF REPORT

6<sup>th</sup> January 2026

## PICTURE OF SUBJECT



## APPRAISERS

M. John Baker, RIBA



WELFARE ROAD 55,  
COLEBAY,  
ST. MAARTEN



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COCI # 7413  
CRIB # 410.024.612

## OPENING STATEMENTS

### Terms of Engagement

**IXI Design N.V.** has relied on information gathered during our inspection, information provided by the owner and inquiries at Kadaster office.

**IXI Design N.V.** did not undertake a detailed structural survey of the building during investigation and cannot warrant the structural integrity of the building/appurtenances, nor the condition of any of the plumbing or electrical work in the building.

The client will receive one copy of the report; there will be a charge of US\$ 10.00 for any additional copies.

**IXI Design N.V.** hereby declares that valuation is in compliance with the RICS Valuation Standards – the Red Book published by the Royal Institution of Chartered Surveyors.

The appraiser/s has no interest whatsoever in the subject property, nor with the owner thereof nor any other party concerned therewith in regard to the subject property:

## SPECIAL AND GENERAL ASSUMPTIONS

It is accepted and common practice in St. Maarten that government leased land is assessed at the same value as if it is freehold, the government typically renews leases at their expiry.

## GLOBAL SITUATION



The island of St.Martin/St.Maarten is located in the Caribbean Sea, 18.02 latitude and 63.07 longitude, 150 miles southeast of Puerto Rico and 1200 miles southeast of Miami.

Neighboring islands are as followed, Saint-Barthelemy (French), Anguilla (British), Saba (Dutch), Sint-Eustatius / Statia (Dutch), Saint-Kitts and Nevis (Independence from the British).

## ISLAND DESCRIPTION

The island of Saint-Martin/Sint-Maarten also known as the “The Friendly Island” is the smallest landmass in the world shared by two nations. The treaty of Concordia of 1648, established that residents on either side can be commercially active on the other side without any border difficulties.

Sint-Maarten changed constitution status on the 10<sup>th</sup> of October 2010 and has acquired the status as “country within the Kingdom of the Netherlands”. The Northern side (Saint-Martin), is an overseas collectivity of France since 15<sup>th</sup> July 2007.

The size of the island is 37 square miles, the northern side (Saint-Martin) is governed by the French covering 21 square miles and the southern side (Sint-Maarten) governed by the Kingdom of Netherlands covering 16 square miles. The current population of the entire island is estimated at 100,000.00.

The official language is Dutch on the southern side and French on the northern side, however English is commonly spoken on both sides of the island.

Though there is no border control there are physical markers that delineate the border. There are four boundaries on border with “Welcome to Dutch Sint-Maarten” and “Bienvenue en Partie Francaise” signs at Cupecoy / Lowland, Bellevue / Cole Bay, French Quarter / Dutch Quarter and Oyster Pond.

There are two airports on the island. The Princess Juliana International Airport located in Simpson Bay (Southern) plays a strategic role in terms of international flights and development of neighboring islands. L'Esperance Airport located in Grand Case (Northern) is much smaller and less busy, serving private aviation and regional services only.

The capital of Sint-Maarten (southern) is Philipsburg and St.Martin (northern) is Marigot. The island has 37 beaches stretched along the coastline. Pic Paradis is the highest point on the island rising to approximately 340 meters (1200ft) above sea level. The climate on the island is tropical and is situated within the Atlantic hurricane belt. Saint-Martin/Sint-Maarten's temperature on an average is 27 °C (80.60 °F) yearly. The average yearly rainfall is 45 inches (114 cm).

Tourism is the primary industry on the island. The construction of the cruise ship berth at Point Blanche in 2001 has stimulated the industry and its economy, and now generates over 1,500,000.00 cruise visitor per year.

Simpson Bay Lagoon has made Sint-Maarten the yachting center of the Caribbean, home port to some of the world's most outrageous mega yachts.

## LOCATION PLAN



## SUBJECT PROPERTY

### Legal Description

Cert. of Admeasurement: 243/1972  
District : Philipsburg  
Address: Cannegieter Street #24  
Land Size: 320 m2

### Interest Valued

Freehold	( )	Expiry Date: 20 <sup>th</sup> November 2034
Gov't/Private Long Lease	(X)	
Condominium	( )	

## CLASSIFICATION

Residential	( )	Upper Class	( )
Commercial	(X)	Upper Middle	( )
Resort	( )	Middle	( )
Undeveloped	( )	Lower Middle	( )
		Below Standard	( )

The property is in an area of commercial buildings.

## UTILITIES AND SERVICES

The following infrastructure is available and/or connected at the subject property.

Electricity	(X)	Water	(X)
Telephone	(X)	Cable TV	(X)
Paved Roads	(X)		

### Access

The property is accessed by a paved road.

## TOPOGRAPHY

Flat	(X)	Steep Slope	( )
Moderate Slope	( )		
Lagoon View	( )	Ocean View	( )
Valley View	( )	No View	(X)
Beachfront	( )	Waterfront	( )

## IMPROVEMENTS

Single Family	<input type="checkbox"/>
Multi-Family	<input type="checkbox"/>
Condominium Apartment	<input type="checkbox"/>
Commercial	<input checked="" type="checkbox"/>

On the property there is a commercial building with the approximate roofed area of 592 m2.

## ACCOMMODATION

The ground floor consists of two retail stores with ancillary accommodation at the rear including bathrooms, office and storage. The upper floor was once occupied as a guest house with ten rooms and ten bathrooms, but has been vacant for some time. All of the bathrooms and some other partition walls have been removed.

## CONSTRUCTION SPECIFICATION

Masonry	<input checked="" type="checkbox"/>	Wood Frame	<input type="checkbox"/>
Roofing Material		Metal Sheeting	
Overall Exterior Condition		Average	
Age of Building		Estimated to be about 52 years old	
		Built time +/- 1972	
Estimated Useful Life		25 Years with renovation and good maintenance	
Design (Style)		Traditional	

The inspection is not a building survey and the responsibility of **IXI Design N.V.** is limited to general comments on the condition of the structure and any visible defects.

It is the assumption that the building is in average repair, except for any defects specifically noted.

The upper floor was in a condition of partial, unfinished renovation.

Roof damage from hurricane Irma was repaired with second hand roof sheeting, but does not leak.

## **FINISHES**

Floors	Ceramic tiles
Ceilings	Concrete / exposed rafters
Interior Walls	Plastered/Painted
Exterior Walls	Plastered/Painted
Windows	Aluminum
Exit Doors	Aluminum/Wood
Hurricane Shutters	Panels / plywood
Kitchen Cabinets	None
Bathroom	Tiled
Security	None
Fencing	None
Air Conditioning	Split unit
Landscaping	None

Overall Internal Condition    Average/Fair

Some windows and sliding glass doors on the upper floor, as well as a shopfront on the ground floor are hurricane damaged and replaced with plywood.

## **ENVIRONMENTAL MATTERS**

No particular environment issues were noted, nor to be expected in future.

## **CONTAMINATION**

Although no reporting is available, there is no obvious evidence for risk of contamination or hazardous substances on the property.

## **HIGHEST AND BEST USE**

Commercial use would be the highest and best use for this area as the property is located in the heart of Philipsburg.

## **DEVELOPMENT (PRESENT AND POTENTIAL ETC)**

The building needs repair and renovation.



## VALUATION METHODOLOGY

### Definition of Market Value

“The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm’s-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion” (RICS Valuation Standards V.S3.2).

NOTE: Market Value ignores any existing mortgage, debenture or other charge over the property.

There are basically three approaches to valuation of real estate property.

1. **Cost Approach:** The Cost Approach is based on the principle of substitution which asserts that no prudent buyer or investor will pay more for a property than that amount for which the site could be acquired and which improvements that have equal desirability and utility can be constructed without undue delay. It is a method of appraising property based on the depreciated reproduction or replacement cost (new) of improvements, plus the market value of the site.
2. **Income Approach:** **Income** Capitalization is a valuation method appraisers and real estate investors use to estimate the value of income producing real estate. It is based upon the premise of anticipation i.e., the expectation of future benefits. This method of valuation relates value to two things: [1] the "market rent" that a property can be expected to earn and, [2] the "reversion" (resale) when a property is sold.
3. **Direct Comparable Approach:** The Sales Comparison Approach derives a value indication by comparing the subject being appraised to similar properties that have sold recently.

For residential properties the **Cost Approach** and **Direct Comparable Approach** may take preference. For commercial properties the **Income Approach** and **Direct Comparable Approach** may apply.

## COMPARABLE SALES

According to the Kadaster data here are 4 comparable sales of properties in the Philipsburg area.

### **Commercial Comparable Sale #1**

Comparable sale #1 took place on 25<sup>th</sup> January 2024 at Backstreet , Mbr. 288/1993 measured land size of 446 m2 was sold for US\$700,000.00

### **Commercial Comparable Sale #2**

Comparable sale #2 took place on 22<sup>nd</sup> March 2023 at Backstreet, Mbr.017/2023 measured land size of 107 m2 was sold for US\$550,000.00

### **Commercial Property Comparable Sale #3**

Comparable sale #3 took place on 20<sup>th</sup> December 2023 at W.J.A Nisbeth Road Pond Fill, Philipsburg, Mbr.020/1973 measured land size of 670 m2 was sold for US\$2,700,000.00.

### **Commercial Property Comparable Sale #4**

Comparable sale #4 took place on 24<sup>th</sup> May 2023 at Pond fill Road, Philipsburg, Mbr.046/1973 measured land size of 600 m2 was sold for US\$1,400,000.00.

## MARKET ANALYSIS

There is little activity in the market for similar properties.

## VALUATION

<b>LAND VALUE</b> (320 m2 x \$1400 p/m2 =)	<b>US\$ 480,000.00</b>
<b>EXISTING BUILDING VALUE</b> (604 m2 x \$120 p/m2 =)	<b>US\$ 720,000.00</b>
<b>MARKET VALUE OF PROPERTY</b> (Land value + Building value =)	<b>US\$1,200,000.00</b>
<b>AUCTION VALUE OF PROPERTY</b> (+/- 70% of Market value =)	<b>US\$ 840,000.00</b>
<b>BUILDING REPLACEMENT VALUE (AS IS)</b> (For insurance purposes only)	<b>US\$ 650,000.00</b>

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## INCOME

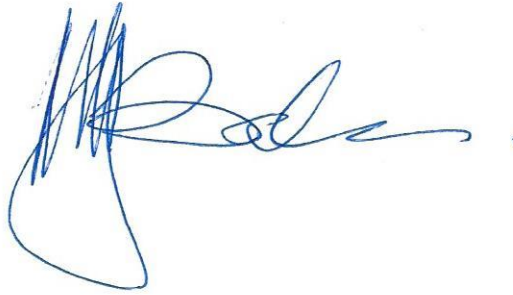
The lower floor was previously rented for US\$6,200.00 / month and the upper floor, which is now unusable, was previously rented for \$6,000.00/month. After completion of the renovations the upper floor could be expected to generate a higher income depending on whether it is operated as a bed and breakfast or long term apartments.

## CONCLUSION

**IXI Design N.V.** opinion of value was determined by considering the three recognized methods of property of valuation the **Cost Approach**, the **Income Approach**, the **Direct Comparable Approach**.

In this case the **Cost Approach** was taken into account for this to determine the market value of the subject property.

The following estimates are, in the opinion of the appraiser, true and correct, and are based on current market conditions on St. Maarten that the subject property equates to a value of **US\$1,200,000.00** and an auction value of **US\$840,000.00**.



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**M. John Baker, RIBA**  
**IXI DESIGN N.V.**

## LIMITING CONDITIONS

The report is confidential and provided for the sole use of the client and their professional advisers. The report has been prepared with the skill, care and diligence reasonably to be expected of a competent and experienced valuer.

**IXI Design N.V.** accepts no responsibility whatsoever to any persons other than the client. Any other persons who rely upon this report do so at their own risk.

Neither the whole nor any part of this report or any reference to it may be included in any published document, circular or statement nor published in any way without **IXI Design N.V.** written approval.

No warranties are expressed or implied as to the structural and or other condition of the building, the standard of workmanship, the quality of materials or the possibility of latent defects, not immediately evident on brief visual inspection.

Whilst all reasonable care is taken in examining the building, we do not hold ourselves responsible for establishing that the building conforms to any codes, whether or not a planning or building permit has been obtained nor whether the building complies with any permits issued or that the building is in fact correctly located.

Floor areas, where stated, are approximate and for information only and are measured to the outside face of external walls and include carports/garages, porch/patio and balcony areas unless otherwise stated.

The compensation for preparing this report is in no way contingent upon the opinion of value stated and **IXI Design N.V.** do not have any interest present or contemplated in the property valued, nor with the owner or any other party in connection therewith.

The legal description and title of the subject property has been obtained from the client or land owner. We were requested to obtain a copy from the Land Registry to verify ownership etc. this information obtained is assumed to be correct and our report relies entirely on the accuracy of said information. Extracts from the registry is attached.

No account has been taken of any other third party rights, other than those registered, either over, under or through the subject property.

This report shall be not valid if it does not have an original signature.

No allowance has been made for the effects of unpredictable future events involving terrorism or dislocations consequent upon changes in political or economic policies in relation to St. Maarten or elsewhere in the world. Due to the current uncertainty within the financial markets, the information contained within this report is subject to change through this volatile time.

The information and conclusion in this report should be regarded as valid for a limited period of time and should be subject to examination at regular intervals.

This report has been prepared for the information of our client and for presentation to relevant third parties. It may not be published, reproduced or quoted in part or in whole, nor may it be used as a basis of any contract, prospectus, agreement or other document without prior consent, which will not be unreasonably withheld.

## PHOTOGRAPHS

