



Appraisal report (Façade Appraisal)

**Dwelling House at Pos Abao 10-N,
Noord,
Aruba**

APPRAISAL REPORT (FACADE APPRAISAL)

Regarding : Dwelling House
Located at : Pos Abao 10-N
Client :
Date : 10 February 2026
Date Inspection : 09 February 2026
Projectnumber : 26-063

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CLIENT	
Name	
Address	
APPRAISER	
Name appraiser	Mr. Nelson E. Evertsz
Name Company	Ever Tech NV
Address Company	Stadionweg 11
Telephone	(+297) 583-6758
E-mail address	info@evertecharuba.com
DATE	
Inspection Date	09 February 2026
PROPERTY	
Type of plot and local description	Property Land located in Pos Abao, Aruba. With concrete residential house known as Pos Abao 10-N.
Land known as	Property known as Land Aruba, First Division, Section K, Nummer 1530. Property Area: 780 m ²
Property Land or Long Lease land	Property Land
Land value undeveloped	AWG. 468.000,-
Property of	

RESPONSIBILITY

As a valuer, the undersigned accepts no responsibility from anyone other than the client with regard to the content of this report.

The following information is worth noting in this valuation:

A. LOCATION

1. Close environment	The house is located in the neighborhood known as Pos Abao. The area is quiet and is quite easily accessible from the roundabout Sasakiweg towards Pos Abao / Tanki Flip. Take the 4 th asphalt road to your right entering residence. It's the 2 nd house on your right hand. House known as Pos Abao 10-N.
2. Type of building / house	Dwelling house
3. Special circumstances current situation	None
4. Special circumstances that may influence the future value development with regard to noise pollution, air and soil pollution, surrounding buildings	None
5. Location	Good
6. Located on a public, paved road and connected to utilities, water and electricity lines	Located on public paved roads with water and electricity connections. Sewage water via septic tank.
7. Accessibility	Good
8. Parking options	On property, possible on the front of the house.

B. STRUCTURE

1. Year of construction / age	-
2. Protected monument	No
3. Quality of the materials used in relation to the age of the project	Good

4. A. Build and Construction				
Material Description			Material Description	
Foundation		Strip Foundation	Bathroom / Toilet	Not Inspected
Floor		Concrete	Kitchen Cabinets	Not Inspected
Floor Finishing		Not Inspected	Kitchen Cabinets Finishing	Not Inspected
Walls / Structure		Masonry	Kitchen top	Not Inspected
		Concrete	Kitchen Appliances	Not Inspected
Interior walls Finishing		Not Inspected	Septic Tank	Septic Tank
Exterior Walls Finishing		Plastered	Fence	Masonry
		Painted		Concrete columns
Roof Structure		Wood		Plastered
Roof Cover		Roof Tiles		Painted
		Roof Membrane		Metal / wood gate
Ceiling		Not Inspected	Landscaping	Palm trees
Windows		Aluminum	Hardscaping	Concrete
Doors		Aluminum	Pool / Jacuzzi	Concrete Pool
		Wood	Pool Finishing	Diamond brite

5. The spaces consist of the following:							
1. House 2. Apartment <p style="text-align: center;">Missing Floorplan</p>							
	<table border="1" style="width: 100%;"> <tr> <td style="width: 60%;">Area – House Estimate</td> <td style="text-align: right;">118.00 – 122.00 m²</td> </tr> <tr> <td>Area – Apartment Estimate</td> <td style="text-align: right;">27.00 – 33.00 m²</td> </tr> <tr> <td>Total Area Build (Estimated)</td> <td style="text-align: right;">145.00 – 155.00 m²</td> </tr> </table>	Area – House Estimate	118.00 – 122.00 m ²	Area – Apartment Estimate	27.00 – 33.00 m ²	Total Area Build (Estimated)	145.00 – 155.00 m²
Area – House Estimate	118.00 – 122.00 m ²						
Area – Apartment Estimate	27.00 – 33.00 m ²						
Total Area Build (Estimated)	145.00 – 155.00 m²						

C. USE AND RENTAL	
1. The object:	
a. Is in own use	No
b. Is (partially) rented	No
c. Is (partially) unrented	No
d. Is empty	Yes, house looks abandoned
2. Manner of habitation / use	In use as habitation
D. MARKETABILITY	
1. Marketability	Good
2. Special usage and/or sales-prohibiting provisions and/or establishments	No
E. NEW CONSTRUCTION, RENOVATION or IMPROVEMENT	
There is:	
a. a building under construction	No
b. renovation or improvement	No
Amount to spend	N/A

MAINTENANCE CONDITIONS
An indication of the maintenance condition of the object is then given, based on visual inspection and in relation to the age of the object. It is not an indication of the structural condition of the object. The condition of maintenance of parts not mentioned is generally included in the given value judgment.
The terms excellent, good, fair, moderate, bad used hereafter mean the following: Excellent = As good as new Good = Up to date Fair = Not up to standard, but maintenance will not be necessary in the short term Moderate = Short-term maintenance required Bad = Overdue maintenance
General maintenance condition of the objects (Façade) is in Good to fair condition. Interior not inspected.

Maintenance Indication	Excellent	Good	Fair	Moderate	Bad	Remarks
General	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Roof	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Façade	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Window and Doors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Painting	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Interior	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not Inspected.
Exterior / Structure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not Inspected.
Ceiling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not Inspected.
Landscape / Fence	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

PURPOSE	
1. Obtaining insight into the value of the real estate for the purpose of	Determine market value, foreclosure value and rebuild value in current state.

Appreciation

The current free market value:

1 House	AWG	280,500.00
2 Apartment	AWG	79,800.00
3 Landscaping & Hardscaping	AWG	4,250.00
4 Fence	AWG	60,180.00
5 Swimming Pool	AWG	32,300.00
6 Land	AWG	468,000.00
	AWG	925,030.00

The reconstruction value:

1 House	AWG	330,000.00
2 Apartment	AWG	84,000.00
3 Landscaping & Hardscaping	AWG	5,000.00
4 Fence	AWG	70,800.00
5 Swimming Pool	AWG	38,000.00
	AWG	527,800.00

The value under foreclosure:

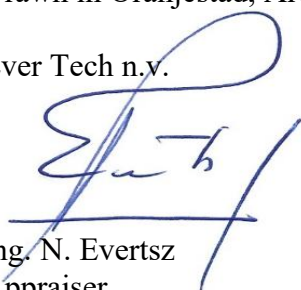
1 House	AWG	224,400.00
2 Apartment	AWG	63,840.00
3 Landscaping & Hardscaping	AWG	3,400.00
4 Fence	AWG	48,144.00
5 Swimming Pool	AWG	25,840.00
6 Land	AWG	374,400.00
	AWG	740,024.00

Undersigned.

The undersigned declares to have no interest, directly or indirectly, in the above property.

Drawn in Oranjestad, Aruba

Ever Tech n.v.



Ing. N. Evertsz
 Appraiser

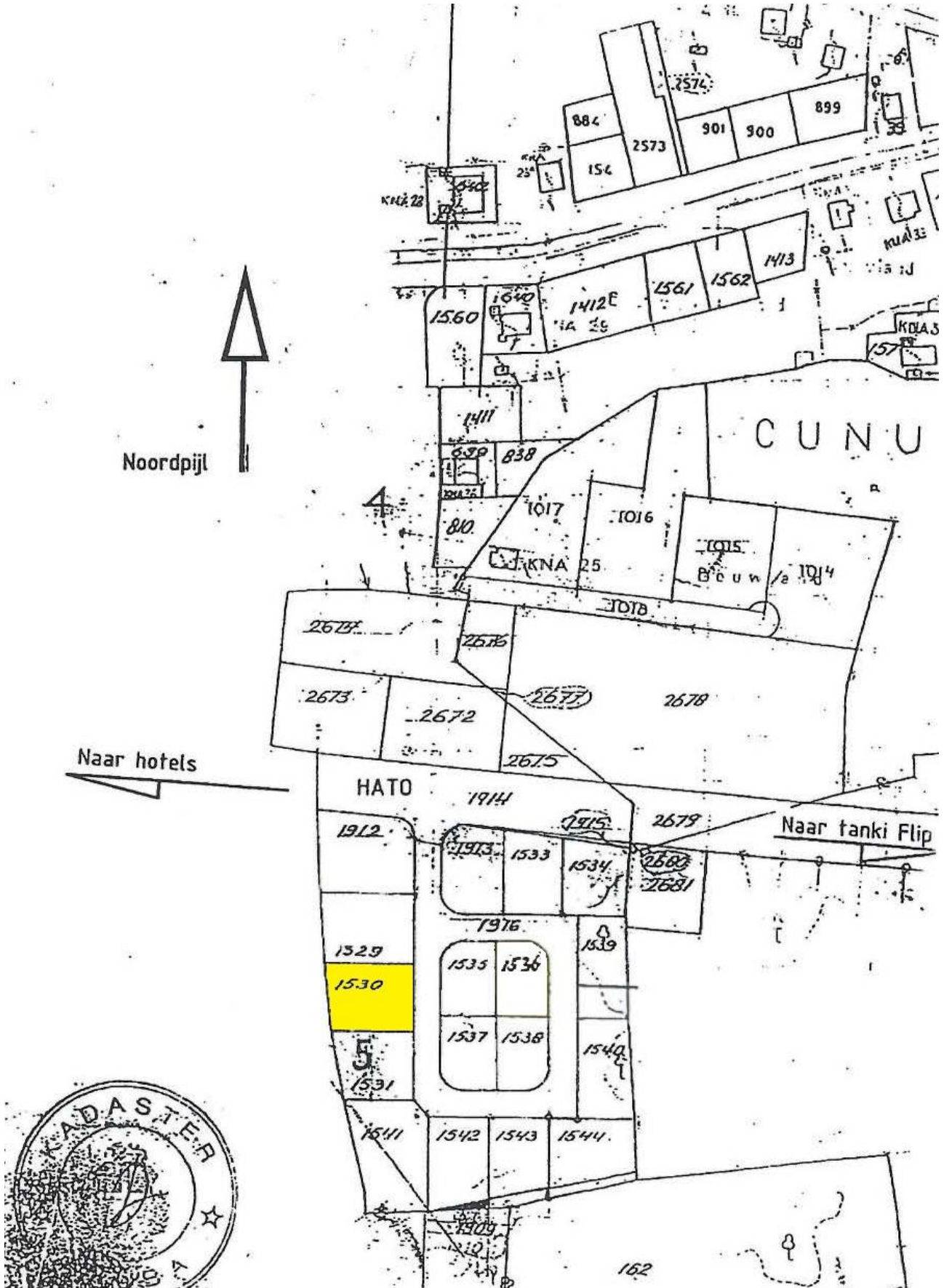
Google view:



Close up view Google:



Siteplan:



Pictures of the Dwelling House:



Cadastral Extract:**Dienst Landmeetkunde en
Vastgoedregistratie Aruba**Pagina 1 van 1
Datum 4-2-2026
Tijd 9:33**Kadastraal uittreksel (object) beperkt**

Registratie bijgewerkt t/m	3-2-2026
Inzage per	4-2-2026
Referentie	2026-1014
Prijs uittreksel	AWG 16,00

Kadastrale aanduiding object

Kadastrale aanduiding	1 K 1530
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Objectgegevens

Grootte	780 m ²
Omschrijving	Woonhuis en erf
Herkomst	Kadastraal perceel
Bladnummer	4
Bladvolgnr en ruit	A/5
Locatie *	Pos Abao 10 N Aruba

Objectaantekening	Erfdienstbaarheid
Datum ingang	
Geldig tot	
Omschrijving	C 349/63

Gerechtigde 1/1 Eigendom

Naam
Persoonsnummer
Geboren
Geslacht
Burgerlijke staat
Beroep
Geboorteland
Woonadres

Rechten

Recht verkregen bij	C register deel/nummer 499/19
Type akte	Verkoop en koop ingeschreven op 7-6-2000 0:00:00 verleden op 7-6-2000 voor mr. F.E.E. Tjon Ajong

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

Dienst Landmeetkunde en Vastgoedregistratie te Aruba
Sabana Blanco 68 Oranjestad Aruba
tel: (+297) 5 288 388, email: inzages@dlv.aw

Bali

