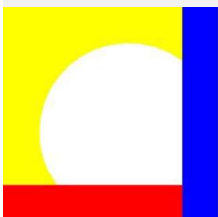


**A PARCEL PROPERTY LAND AND  
BUILT ON DWELLING, SITUATED AT  
CAYA G.F. (BETICO) CROES 161**

**“DRIVE BY” APPRAISAL REPORT 2026\_212**

**APRIL 30, 2026**



ARCHITECTEN BUREAU  
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## 1. GENERAL INFORMATION

The undersigned, Leo Ponson architect of profession, hereby declares to have appraised by order of \_\_\_\_\_, a parcel property land and built on concrete and concrete block dwelling situated at Caya G.F. (Betico) Croes 161.

This appraisal is set up to determine the reconstruction value, the market value and the execution value of the premises.

In order to determine the above-mentioned values the parcel and dwelling were inspected by the undersigned on April 30, 2026. The required information was obtained from the principal. The premises were not inspected internally during the present inspection.

Interior information and photographs were partially obtained from appraisal report Archiosa N.V. Nr. 2024\_114 and available reference material.

The principal is aware of these circumstances and has agreed to a so-called "Drive-by" assessment, where the properties are assessed from the outside and the above-mentioned information and approach are applied.

No responsibility is accepted for possible deviations in interior layout, finishes, installations or hidden defects that could not be observed during the exterior-only inspection.

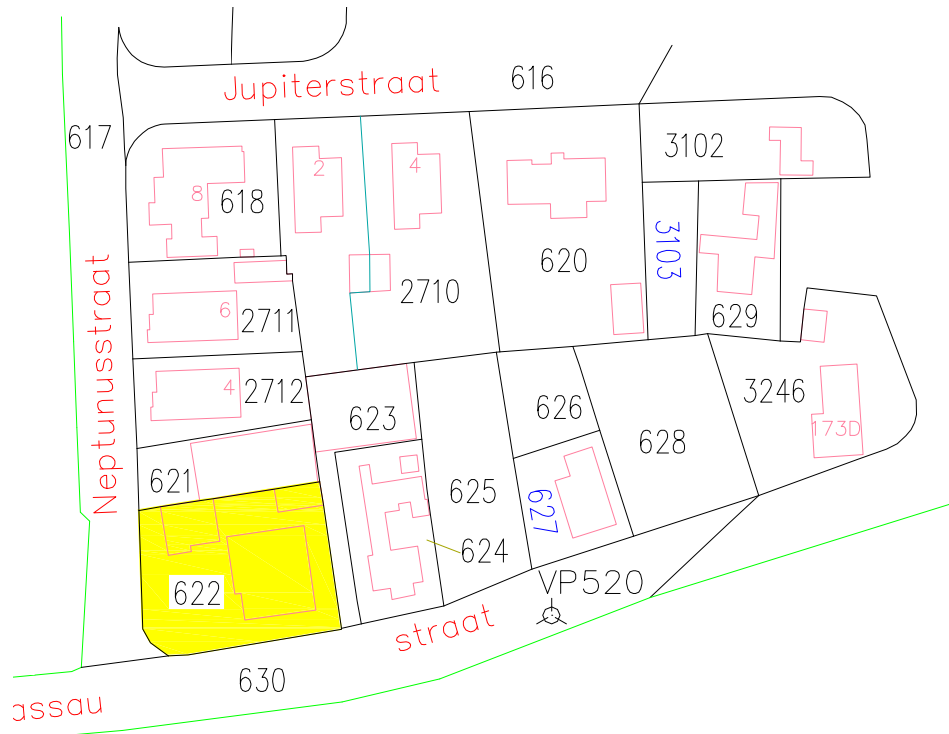
This appraisal reflects the condition, stage of construction, and market circumstances of the property as observed on the inspection date, April 30, 2026. Any material changes to the property or market after this date may affect the stated values.

## 2. LEGAL DEFINITION

### Parcel:

- It concerns a parcel property land with an area of 867 m<sup>2</sup>, situated at Oranjestad
- Known as Land Aruba First Division, Section P, Number 622 (1-P-622)
- In the name of \_\_\_\_\_
- Registered at the Department Surveying and Property Registration in Aruba under Register C, Volume 623, Number 12

### Location: (Cadastral chart 1-P-3)



### 3. TECHNICAL DESCRIPTION

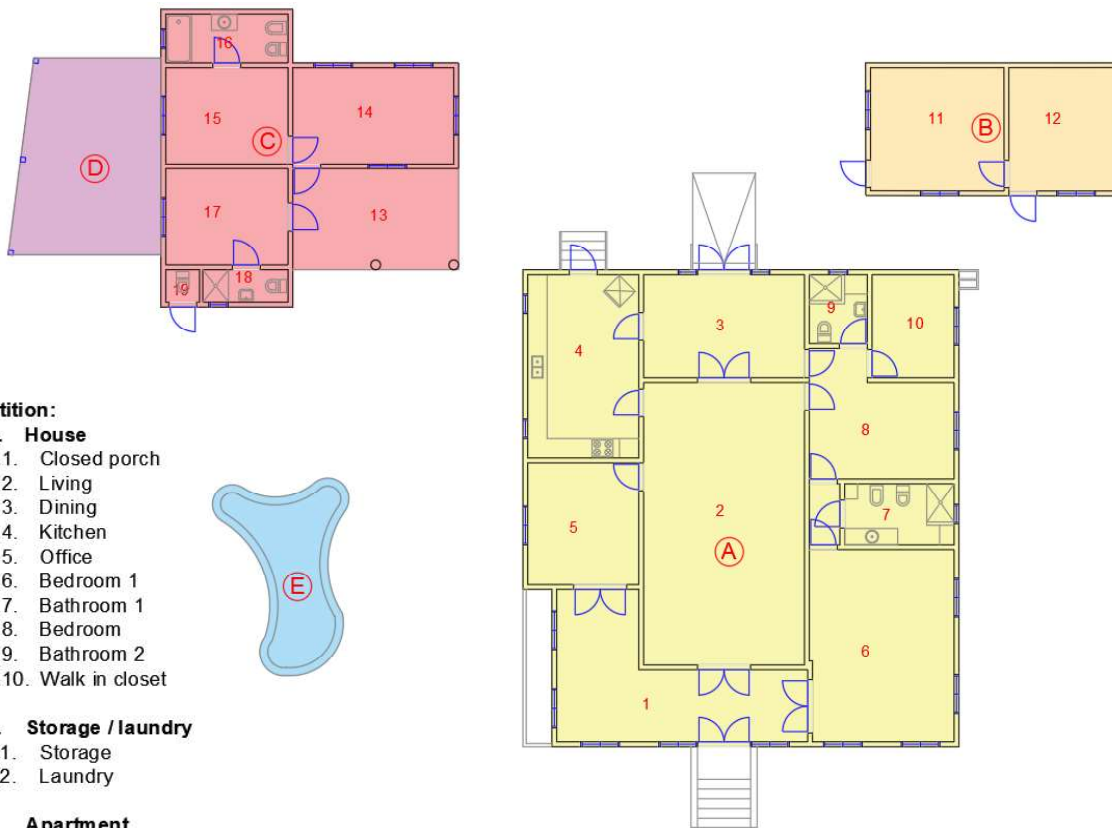
#### Premises:

On above-mentioned parcel is built:

- A. A concrete block house with a total built-up area of 196 m<sup>2</sup>
- B. Storage and laundry with a total built-up area of 33 m<sup>2</sup>
- C. Apartment with a total built-up area of 71 m<sup>2</sup>, including patio
- D. Carport with a total built-up area of 27 m<sup>2</sup>
- E. Hardscape with an estimated area of 540 m<sup>2</sup>
- F. Concrete block fence walls with an estimated length of 67 m<sup>1</sup>

*Calculated using exterior measurements and available reference documentation, used to determine the values.*

#### Floor plan:



#### Partition:

##### A. House

- A.1. Closed porch
- A.2. Living
- A.3. Dining
- A.4. Kitchen
- A.5. Office
- A.6. Bedroom 1
- A.7. Bathroom 1
- A.8. Bedroom
- A.9. Bathroom 2
- A.10. Walk in closet

##### B. Storage / laundry

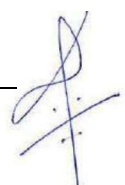
- B.1. Storage
- B.2. Laundry

##### C. Apartment

- C.1. Patio
- C.2. Living
- C.3. Bedroom 1
- C.4. Bathroom 1
- C.5. Bedroom 2
- C.6. Bathroom 2
- C.7. Toilet

##### D. Carport

##### E. Swimming pool



**Description of construction and materials, house (A):**

**Foundation:**

- Reinforced concrete foundation slabs
- Concrete and concrete block foundation walls
- Concrete columns and footings

**Floors:**

- Concrete slab reinforced with contracting netting, on soil filling

**Walls:**

- Concrete and concrete block walls
- Reinforced concrete columns and ring beam
- Finished plaster on interior and exterior masonry
- Entrance has concrete baluster walls with concrete armrest

**Roof:**

- Hipped and lean to roof
- Wooden roof structure
- Multiplex boarding
- Roof covering of asphalt paper and bituminous shingles

**Frames, doors and windows:**

- Exterior & interior wooden swing doors and frames with aluminum awning windows with glass shutters
- Exterior & interior aluminum swing doors and frames with glass panels
- Exterior aluminum swing doors and frames
- Aluminum swing, sliding and fixed windows and frames with glass panels
- All doors and windows including hinges and locks

**Floor and wall finishing:**

- Cement floor tiles in most areas
- Ceramic floor tiles in other areas
- Carpet flooring
- Decorative wallpaper
- Bathroom and kitchen walls covered with glazed ceramic tiles

**Ceiling:**

- In all areas a lowered ceiling
- Covering of decorative paneling with moldings, soft board, and PVC slat on wooden framing

**Painting:**

- All masonry, wooden doors and frames and ceilings are painted

**Kitchen cabinets:**

- Laminated wooden kitchen cabinets
- Cultured marble countertop including stainless steel sinks with faucet
- Gas built-in cooktop

**Bathroom fixtures:**

- Porcelain toilet bowl
- Porcelain bidet
- Laminated wooden vanity with marble countertop, including porcelain sink and faucet
- Shower area, including showerhead and faucet
- Shower area with aluminum-glass sliding door, including showerhead and faucet

**Plumbing:**

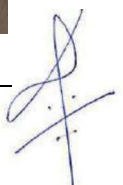
- Copper water and PVC sewer piping
- Septic tank of sufficient volume, on which all sewer piping are connected

**Technical installation:**

- Electrical installation in the complete dwelling
- AC installation

**Cistern:**

- Underneath the dining there is cistern for rainwater storage



**Description of construction and materials, storage-laundry (B), apartment (C) and carport (D):**

**Foundation:**

- Reinforced concrete foundation slabs
- Concrete and concrete block foundation walls
- Concrete columns and footings

**Floors:**

- Concrete slab reinforced with contracting netting, on soil filling

**Walls:**

- Concrete and concrete block walls
- Reinforced concrete columns and ring beam
- Finished plaster on interior and exterior masonry
- Carport: wooden columns and PVC lattice fencing

**Roof:**

- Apartment & carport: Saddle and lean to roof
- Storage & laundry: Flat roof with slight slope
- Wooden roof structure
- Multiplex boarding
- Roof covering of asphalt paper and bituminous layer
- Roof overhang is covered with multiplex boarding
- Apartment: roof covering of corrugated asbestos sheets
- Carport: roof covering of corrugated metal sheets

**Frames, doors and windows:**

- Exterior & interior wooden swing doors and frames
- Aluminum swing windows and frames with glass panels
- Aluminum awning windows with glass shutters
- Wooden fixed windows with fixed wooden shutters
- Metal trellis at most windows
- All doors and windows including hinges and locks

**Floor and wall finishing:**

- Cement floor tiles in most areas
- Ceramic floor tiles in other areas
- Bathroom walls covered with glazed ceramic and cement floor tiles

**Ceiling:**

- In all areas a lowered ceiling
- Covering of PVC slat and soft board panels on wooden framing

**Painting:**

- All masonry, wooden doors and frames are painted

**Bathroom fixtures:**

- Porcelain toilet bowl
- Laminated wooden vanity with a porcelain sink, including faucet
- Bathtub, including showerhead and faucet
- Shower area, including showerhead and faucet

**Plumbing:**

- Copper water and PVC sewer piping
- Septic tank of sufficient volume, on which all sewer piping are connected

**Technical installation:**

- Electrical installation in the complete dwelling
- AC installation

**Hardscape & landscaping:**

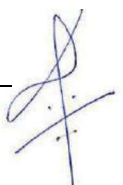
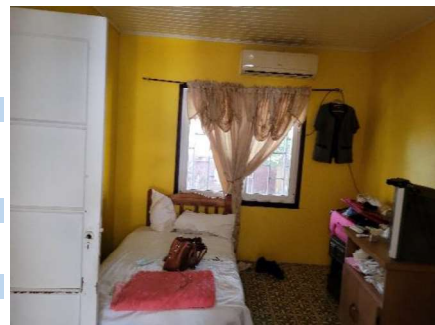
- Shrubs, plants and trees, indigenous
- Concrete floors, paved floors, tiled concrete floor

**Fencing:**

- The parcel is partially fenced off
- Concrete block walls, including concrete columns
- Plastered and painted
- At the street side metal fencing between the columns
- Metal fencing and door at the left and right side of the house
- Metal entrance gates

**Note:**

- *Interior descriptions, finishes and installations are partially based on previous appraisal information, available photographs and reference documentation.*
- *No complete interior inspection was conducted during the present appraisal assignment.*



## 4. CONSIDERATION

### General impression of dwelling:

- It concerns parcel property land
- A concrete and concrete block house
- The house consists of 2 bedrooms and 2 bathrooms
- The living, dining and kitchen are connected to each other
- Adjacent to the left side of the living is an office
- At the front side of the house is a closed porch
- At the back side is a freestanding storage and laundry
- At the back / left side there is a freestanding apartment
- The apartment consists of 2 bedrooms, 2 bathrooms and a living area
- At the front of the apartment is a patio
- At the left side of the apartment is a carport
- Shrubs, plants and trees, indigenous
- Concrete floors, paved floors, tiled concrete floor
- Year of construction: unknown
- The parcel is partially fenced off

### Location:

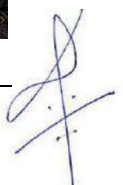
- The corner-dwelling is located on an asphalt road
- The surrounding lots are mostly occupied
- The parcel is situated in the neighborhood of Oranjestad
- Situated North of the main road leading from the center of Oranjestad to Cumana
- Located at a distance of less than 1 kilometer from the center of Oranjestad

### Surroundings:

- The premises are located in an urban area (ROPV2019, stedelijk woongebied), with a high density
- Where dwellings of different sizes and price ranges are located
- In the direct vicinity there are several commercial activities located

### Maintenance:

- The premises were inspected externally only, based on visible and accessible components
- The dwellings show many visible defects and the overall condition of maintenance is moderate to insufficient
- No complete interior inspection was conducted during the present appraisal assignment
- Based on visible observations, the overall condition of maintenance of the dwellings appears moderate to insufficient, showing several visible defects
- Few visible defects are considered regular maintenance items to be addressed within 2 years



**HOUSE (A):**

MAINTENANCE TABLE	N	G	S	M	I	P	U	Clarification
Foundation			X					
Floors			X	X				Floor sagged
Walls				X				Several cracks in walls around the dwelling
Roof				X	X			Several areas of the roof is damaged Inspection roof structure recommended!
Frames, windows and doors			X	X				Glass shutters at the exterior & interior doors missing
Floor and wall tiles			X	X				Loose wall tiles
Ceiling				X	X			Ceiling damaged
Painting				X	X			Exterior and interior walls, face board, fence wall
Kitchen			X					
Bathroom fixtures			X	X				Cracked countertop on vanity
Plumbing				X				Further inspection and possible repair/replacement recommended
Electrical installation				X				Further inspection and possible repair/replacement recommended
Hardscape and/or landscaping			X	X				Tiled concrete floor sagged
Fencing				X	X		X	Cracks in fence walls and columns Several areas of fence walls require reconstruction
<p><i>N: new (within 1 year after completion)</i>  <i>G: good = as new</i>  <i>S: sufficient = no maintenance excepted within 2 years</i>  <i>M: moderate = maintenance excepted within 2 years (clarification)</i>  <i>I: insufficient = maintenance / repair necessary (clarification)</i>  <i>P: poor = replacement necessary (clarification)</i>  <i>U: unfinished</i></p>								

**STORAGE-LAUNDRY (B), APARTMENT (C), CARPORT (D):**

MAINTENANCE TABLE	N	G	S	M	I	P	U	Clarification
Foundation			X					
Floors			X					
Walls			X	X				Several cracks in walls around the dwelling
Roof			X					
Frames, windows and doors				X	X			Most wooden frames, doors and windows rotten Exterior door at the toilet and laundry damaged Several windows, doors and frames show signs of termites Glass shutters at the windows are missing
Floor and wall tiles			X	X				Cracked tiles
Ceiling			X	X				Ceiling damaged
Painting				X	X			Exterior and interior walls, exterior doors and frames and face board
Kitchen				X				
Bathroom fixtures				X	X			Toilet room is not in use
Plumbing				X				Further inspection and possible repair/replacement recommended
Electrical installation				X				Further inspection and possible repair/replacement recommended
Hardscape and/or landscaping								N/A
Fencing								N/A
<p><i>N: new (within 1 year after completion)</i>  <i>G: good = as new</i>  <i>S: sufficient = no maintenance excepted within 2 years</i>  <i>M: moderate = maintenance excepted within 2 years (clarification)</i>  <i>I: insufficient = maintenance / repair necessary (clarification)</i>  <i>P: poor = replacement necessary (clarification)</i>  <i>U: unfinished</i></p>								

## 5. VALUATION

### Valuation of the parcel and dwelling, in the current condition:

After careful consideration of the above-mentioned information and facts the real property is appraised as follows:

1. Reconstruction value			
	area(m2.)	price (Avg./m2.)	cv(Avg)
A. House	196.00	2,400.00	470,400.00
B. Storage & laundry	33.00	2,100.00	69,300.00
C. Apartment	71.00	2,400.00	170,400.00
D. Carport	27.00	1,100.00	29,700.00
E. Hardscape & landscaping	540.00	165.00	89,100.00
F. Fencing	67.00	750.00	50,250.00
<b>Total</b>			<b>879,150.00</b>
Depreciation	-20%	879,150.00	(175,830.00)
Maintenance	-50%	879,150.00	(439,575.00)

2. Market value			
	valuation	cv(Avg)	mv(Avg)
A. House	40%	470,400.00	188,160.00
B. Storage & laundry	50%	69,300.00	34,650.00
C. Apartment	50%	170,400.00	85,200.00
D. Carport	50%	29,700.00	14,850.00
E. Hardscape & landscaping	50%	89,100.00	44,550.00
F. Fencing	40%	50,250.00	20,100.00
	area(m2.)	price (Avg./m2.)	
Parcel (property)	867.00	450.00	390,150.00
<b>Total</b>			<b>777,660.00</b>

3. Execution value			
	valuation	mv(Avg)	ev(Avg)
Premises	70%	387,510.00	271,257.00
Parcel (property)	75%	390,150.00	292,612.50
<b>Total</b>			<b>563,869.50</b>

#### Explanation:

Values are calculated using the outside measurements (see page 2)

Depreciation: decrease in value due to age and wear, estimated at approximately 1% per year.

Maintenance: estimated overdue maintenance costs based on current observed condition.

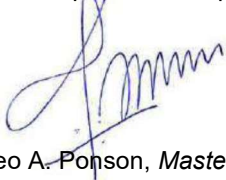
Valuation of Market value: based on age (wear and tear) and maintenance of premises.

Due to the limited scope of inspection, the valuation is considered conservative and based on observable exterior conditions only.

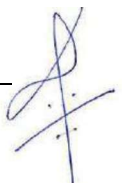
## 6. PERSONAL INTEREST

Undersigned declares to have no interest in further transactions concerning the above-mentioned real property or dwelling and has evaluated to his best knowledge.

Drawn up in Aruba, April 30, 2026



Leo A. Ponson, Master-Architect





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**Kadastraal uittreksel (object) beperkt**

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Registratie bijgewerkt t/m 5-5-2026  
Inzage per 6-5-2026  
Referentie 2026-3727  
Prijs uittreksel AWG 16,00

**Kadastrale aanduiding object**

Kadastrale aanduiding **1 P 622**  
Index

**Objectgegevens**

Grootte 867 m<sup>2</sup>  
Omschrijving Woonhuis en erf  
Herkomst Kadastraal perceel  
Bladnummer 3  
Bladvolgnr en ruit A/4  
Locatie Caya G.F. (Betico) Croes 161  
Aruba

**Gerechtigde 1/1 Eigendom**

Naam  
Geboren  
Geslacht  
Burgerlijke staat  
Beroep  
Geboorteland Aruba  
Woonadres Caya G.F. (Betico) Croes 161  
Aruba

**Rechten**

Recht verkregen bij C register deel/nummer 623/12  
Type akte Verkoop en koop  
koopprijs AWG 536.691,20  
ingeschreven op 8-3-2005 16:25:00  
verleden op 7-3-2005 voor mr. F.E.E. Tjon Ajong

**Gerechtigde 1/1 Vruchtgebruik**

Naam  
Persoonsnummer  
Geboren  
Geslacht  
Burgerlijke staat  
Overleden  
Geboorteland Aruba

---

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

Ball





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Kadastraal uittreksel (object) beperkt

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Woonadres

**Rechten**

Recht verkregen bij	C register deel/nummer 623/12
Type akte	Verkoop en koop koop prijs AWG 536.691,20 ingeschreven op 8-3-2005 16:25:00 verleden op 7-3-2005 voor mr. F.E.E. Tjon Ajong

**In dit uittreksel zijn eventuele hypotheke en beslagen buiten beschouwing gelaten.**

