



ARCHITECTS  
CONSULTANTS  
APPRAISERS

# APPRAISAL REPORT

## CLIENT



## SUBJECT PROPERTY

Property at Cole Bay

## DATE OF REPORT

11<sup>th</sup> July 2025

## PICTURE OF SUBJECT



## APPRAISERS

M. John Baker, RIBA



WELFARE ROAD 55,  
COLEBAY,  
ST. MAARTEN



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COCI # 7413  
CRIB # 410.024.612

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**IXI Design N.V.**  
Welfare Road 55,  
Cole Bay  
St. Maarten

Friday 11<sup>th</sup> July 2025

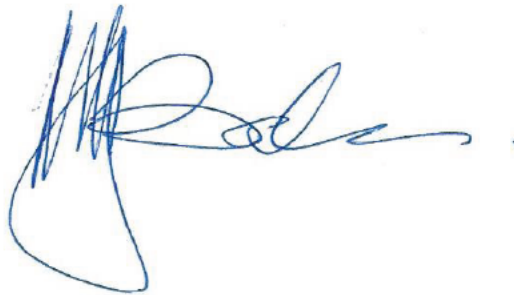
Dear sirs,

Following instruction given on 4<sup>th</sup> July 2025 by  we have prepared a valuation report to estimate the current market value of a residential property in the district of Cole Bay with registration number 018/1977.

The customer owns the freehold interest.

It is of the appraiser's opinion that the current market value is **USD\$510,000000 (Five Hundred Ten Thousand US Dollars)** and the auction value is **USD\$357,000.00 (Three Hundred Fifty-Seven Thousand US Dollars)**. This figure does not take into account any furniture etc.

The valuation was undertaken by John Baker, RIBA and team. He has 40 years' experience in architect work and valuation of properties in the Caribbean.



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



## 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

No special assumptions were taken into account.





## SUMMARY OF SALIENT FACTS

<b>Client:</b>	
<b>Current Registered Owner:</b>	(Title search not requested)
<b>Address:</b>	
<b>District:</b>	
<b>Purpose of Valuation:</b>	To estimate market value
<b>Intended Use of Valuation:</b>	Bank use
<b>Legal Description:</b>	018/1977
<b>Interest Valued:</b>	Freehold
<b>Leasehold Term:</b>	N/A
<b>Type of Property:</b>	Land and dwelling thereon
<b>Site Area:</b>	1,537 m2
<b>Date of Inspection:</b>	9 <sup>th</sup> July 2025
<b>Date of Value:</b>	11 <sup>th</sup> July 2025
<b>Date of Report:</b>	11 <sup>th</sup> July 2025
<b>Improvement:</b>	Multi-family
<b>Highest and Best Use:</b>	Residential

**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).

<b>Market Value Conclusion:</b>	USD\$510,000.00
<b>Auction Value Conclusion:</b>	USD\$357,000.00
<b>Special Assumption:</b>	None



## 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.

Before 10 October 2010, Sint Maarten was known as the Island Territory of Sint Maarten (Dutch: Eilandgebied Sint Maarten), and was one of five island territories (eilandgebieden) that constituted the Netherlands Antilles.

On 6<sup>th</sup> September 2017 the island was hit by Category 5 Hurricane Irma, which caused widespread and significant damage to buildings and infrastructure.

Sint Maarten has the 14th largest GDP per capita in the world (including territories) when measured by purchasing power parity, over three times as high as its French counterpart.

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).

Sint Maarten's economy is mostly based on tourism, either from tourists staying on the island or day tourists from the many cruise lines that dock in the Philipsburg Harbour.

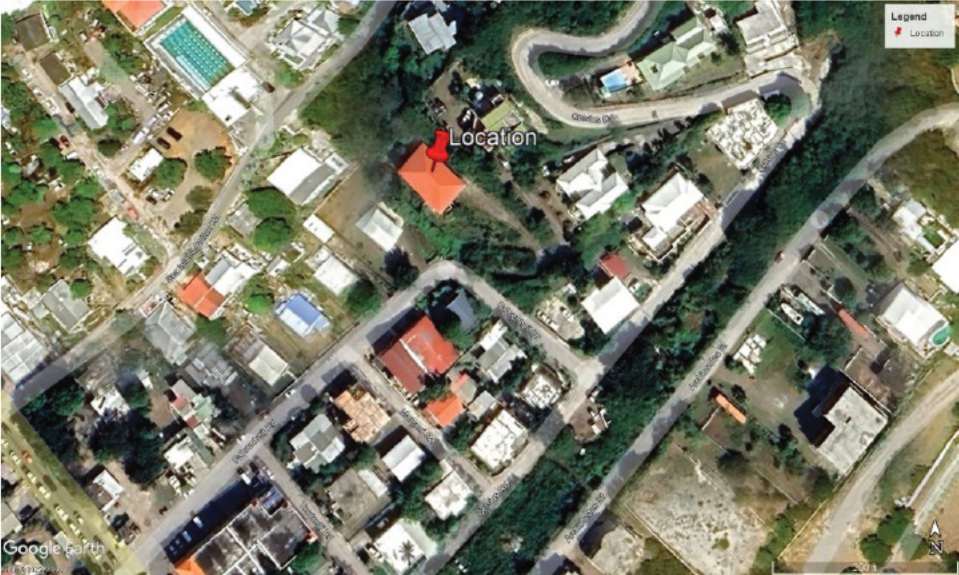
In 2014, St. Maarten had more gaming machines per resident than any other country in the world.

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.

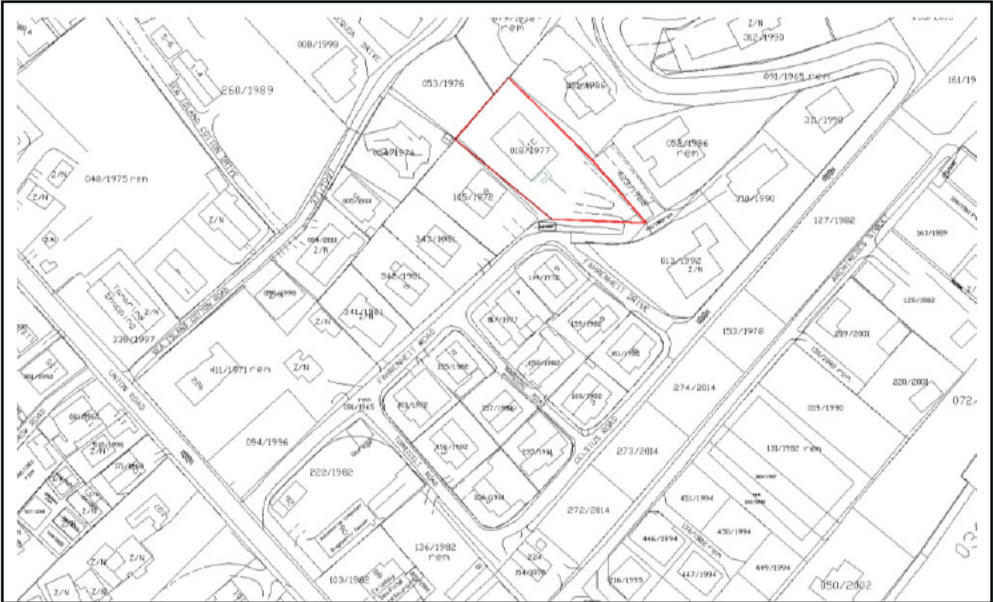




## LOCATION PLAN



**KLM MAP**



## **SUBJECT PROPERTY**

### **Legal Description**

Cert. of Admeasurement: 018/1977  
District : Cole Bay  
Address: Fahrenheit Road, Cole Bay  
Land Size: 1,537 m2

### **Interest Valued**

Freehold (X)  
Gov't/Private Long Lease () Expiry Date:  
Condominium ()

## **CLASSIFICATION**

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

The property is in an area of single-family houses. The facilities that are close by are Ace Mega Center, Chinese supermarket and Victor's wholesale.

## **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 in average driving conditions.



## TOPOGRAPHY

Flat	<input type="checkbox"/>	Steep Slope	<input checked="" type="checkbox"/>
Moderate Slope	<input type="checkbox"/>		
Lagoon View	<input checked="" type="checkbox"/>	Ocean View	<input type="checkbox"/>
Valley View	<input type="checkbox"/>	No View	<input type="checkbox"/>
Beachfront	<input type="checkbox"/>	Waterfront	<input type="checkbox"/>

The site was originally steep but had been cut to a flat plateau with a retaining wall behind. There are good views over the lagoon and Simpson Bay.

## IMPROVEMENTS

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

On the property there is a multi-family dwelling on two floors and a basement apartment. The approximate livable area is 418 m2 and 104 m2 for the porches.

## ACCOMMODATION

### EACH FLOOR

Living Room	<input checked="" type="checkbox"/>
Dining Room	<input checked="" type="checkbox"/>
Kitchen	<input checked="" type="checkbox"/>
Laundry Room	<input checked="" type="checkbox"/>
Bedroom	<input checked="" type="checkbox"/>
Full Bathroom	<input checked="" type="checkbox"/>
Porch	<input checked="" type="checkbox"/>
Office	<input type="checkbox"/>

### BASEMENT APARTMENT

Living Room	<input checked="" type="checkbox"/>
Kitchen	<input checked="" type="checkbox"/>
Bedroom	<input checked="" type="checkbox"/>
Full Bathroom	<input checked="" type="checkbox"/>

### OTHER

Cistern	<input checked="" type="checkbox"/>
Garage	<input type="checkbox"/>
Swimming Pool	<input type="checkbox"/>
Generator	<input type="checkbox"/>
Gym	<input type="checkbox"/>



## CONSTRUCTION SPECIFICATION

Masonry	(X)	Wood Frame	( )
Roofing Material		Metal sheeting	
Overall Exterior Condition		Poor	
Age of Building		Estimated to be about 39 years old	
		Built time +/- 1986	
Estimated Useful Life		26 Years	
Design (Style)		Traditional	

There are signs of concrete spalling in various places throughout the building, for example in the columns, walls and ceilings. The rebars in many beams are exposed. We noticed a lot of calcifications on the ceiling of the basement apartment. The balustrade around the porches is cracked with the metal bars rusted.

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 fair repair, except for any defects specifically noted.

## FINISHES

Floors	Ceramic tile
Ceilings	Popcorn and expose rafters
Interior Walls	Plastered/painted
Exterior Walls	Plastered/painted
Windows	Aluminum
Exit Doors	Aluminum/wood
Hurricane Shutters	None
Kitchen Cabinets	Wooden cabinetry with tile countertops and plywood with laminate coverings and countertops
Bathroom	Tiled/ shower or unfinished
Security	None
Fencing	Retaining wall
Air Conditioning	None
Landscaping	Average
Overall Internal Condition	Fair / upper apartment partly unfinished

The property is in poor condition. The upper floor has no floor tiling and no recent maintenance. The kitchen and bathroom fixtures need replacement. Some windows got damaged during Hurricane Irma.

Overall, the building is in dire need of repairs urgently. Further neglect can cause more damage to the structure.



#### **ENVIRONMENTAL MATTERS**

No particular environmental 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**

Residential use would be the highest and best use for this area as the property is not located on the main road.

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

Upgrades and maintenance repairs would be deemed necessary.





## 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 database here are 3 of the best comparable sales of land in the Cole Bay district.

### Residential Land Comparable Sale #1

Comparable sale #1 took place on 23<sup>rd</sup> November 2023 , location Sentry Hill, Colebay Mbr.241/2014 measured land size of 1009 m2 was sold for US\$177,000.00

The indicated selling price per square meter of land is:  
\$177,000.00 : 1009 m2= \$174.42

### Residential Land Comparable Sale #2

Comparable sale #2 took place on 20<sup>th</sup> July 2022, location The Corner, Cole Bay Mbr.002/2017 & 240/2013 measured land size of 606m2 & 119m2 Total 725 m2 was sold for US\$120,000.00

The indicated selling price per square meter of land is:  
\$120,000.00 : 725 m2= \$165.51

### Residential Land Comparable Sale #3

Comparable sale #3 took place on 25<sup>th</sup> October 2023, Location, Colebay with Mbr.250/2005 measured land size of 677 m2 was sold for US\$120,000.00

The indicated selling price per square meter of land is:  
\$120,000.00 : 677 m2= \$177

We were unable to find multifamily dwelling comparable

## MARKET ANALYSIS

Land prices have been picking up in Colebay.



## VALUATION

<b>LAND VALUE</b> (1537 m <sup>2</sup> x \$150 p/m <sup>2</sup> =)	<b>US\$230,550.00</b>
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### *Cost approach*

<b>BUILDING VALUE</b> (B. 418 m <sup>2</sup> x \$600 p/m <sup>2</sup> = \$250,800) (P. 104 m <sup>2</sup> x \$300 p/m <sup>2</sup> = \$31,200)	<b>US\$240,500.00</b>
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<b>CALCULATED VALUE OF PROPERTY</b> (Land value + Building value =)	<b>US\$512,550.00</b>
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<b>BUILDING REPLACEMENT COST</b> (For insurance purposes only)	<b>US\$670,000.00</b>
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### *Market approach*

<b>MARKET VALUE OF PROPERTY</b> (Land value + Building value =)	<b>US\$510,000.00</b>
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<b>AUCTION VALUE OF PROPERTY</b> (+/- 70% of Market value =)	<b>US\$357,000.00</b>
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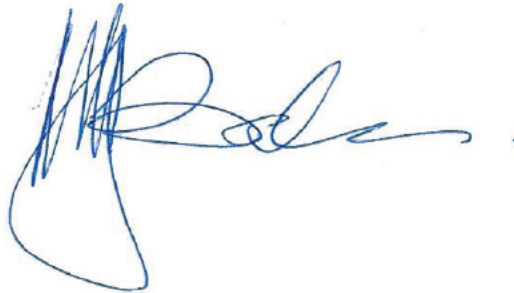
## CONCLUSION

**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/ The Direct Comparable 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\$510,000.00** and an auction value of **US\$357,000.00**.

The value is likely to increase after upgrades and repairs. The exposure time considered necessary to negotiate a sale, taking into account the nature of the property and state of the market would be an estimated 6to 9 months. This property is located in a good neighborhood in St. Maarten and would be considered a desirable purchased property.



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







