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2 December 2024

## VALUATION OF REAL PROPERTY

A multifamily dwelling located at Hispaniola  
Road #5, Suckergarden, St. Maarten



**EFFECTIVE DATE OF VALUE: 2<sup>nd</sup> December 2024**

**AUTHOR: ing. Shameeka Kalmera**

**House of Designz**

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Monday 2<sup>nd</sup> December 2024

**The Windward Islands Bank Ltd.**  
Clem Labega Square, Cannegieter Street  
Philipsburg, St. Maarten

Subject: Market value appraisal for a multifamily dwelling located at Suckergarden.

Dear Sir/ Madam,

**House of Designz** is pleased to submit the following valuation report of the referenced property known as certificate of admeasurement SXM UPQ 557/1989 in the district of Upper Prince's Quarter. The purpose of this appraisal report is to designate an opinion of the "as is" market value of the freehold interest.

The report was requested by [REDACTED] and the intended use is for loan underwriting purposes.

Based on the valuation analysis, our opinion of the market value is as follows; **USD\$300,000.00 (Three Hundred Thousand US Dollars)** and an auction value of **USD\$210,000.00 (Two Hundred and Ten Thousand US Dollars)**.

There are no personal property items that were taken into account to the overall valuation such as any removable objects (furniture, fixtures and equipment) which can easily be removed as trade fixtures and refrigerated displays, except for built in units.

***Note: Unless otherwise stated all figures relating to financials in this report are intended to be in US Dollars.***

If you have any questions or comments, please feel free to contact the undersigned.  
Thank you for choosing us to be of service.

Kind regards,



HOUSE OF DESIGNZ  
DESIGN STUDIO / APPRAISERS

ing. Shameeka Kalmera

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## SUMMARY OF SALIENT FACTS AND CONCLUSIONS

**Clients Name:**

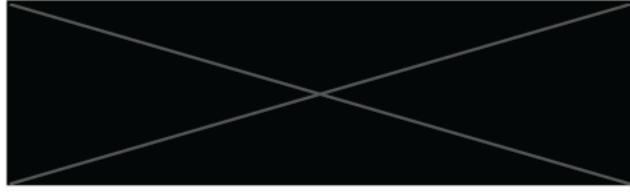
**Address:**

**Type of Property:**

**Current Ownership:**

**Legal Description:**

**District:**



**Land Area:** 452 m2

**Property Interest Appraised:**  Leasehold  Freehold  Condominium

**Leasehold Term:** -

**Estimated Gross building area:** 225.90 m2

**Estimated Gross storage area:** 11.40 m2

**Year built; Year renovated:** 1991; -

**Zoning:** Residential

**Highest and Best Use:** Residential

**Exposure Time; Marketing Time:** 9-12 month; 6-9 months

**Effective Date of the Appraisal:** 2<sup>nd</sup> December 2024

**Date of Report:** 2<sup>nd</sup> December 2024

**Inspection:** Shameeka Kalmera conducted an interior and exterior inspection of the property on the 27<sup>th</sup> November 2024.

**Purpose and basis of value:** The purpose of the valuation/appraisal is to develop an opinion of the "as is" market value of the freehold interest.

**Currency adopted:** Unless otherwise mentioned, all financially related figures stated in this report are intended to be in US Dollars.

**Definition of Market Value:** The estimated amount for which an asset or liability should exchange on the valuation date 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.  
(source RICS Valuation Standards Global 7th edition May 2011)

**Definition of Building Replacement Cost:** The term replacement cost or replacement value refers to the amount that an entity would have to pay to replace an asset at the present time, according to its current worth. In the insurance industry, "replacement cost" or "replacement cost value" is one of several method of determining the value of an insured item. Replacement cost is the actual cost to replace an item or structure at its pre-loss condition. This may not be the "market value" of the item and is typically distinguished from the marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

**Intended use and user:** The intended use of the appraisal is for loan underwriting purposes. The client and intended user is **The Windward Islands Bank Ltd.**

The appraisal is not intended for any other use or user. No other party or parties other than those referenced may use or rely on the information, opinions and conclusions contained in this report.

**Market Value:** USD\$300,000.00

**Auction Value:** USD\$210,000.00

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**Market Value Conclusion:** Market Value is defined as: 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.

**Special Assumption:** The value conclusions are subject to the following special assumptions that may affect the results. A special assumption is an assumption accepted as fact which is either not true of which would be made by a typical market participant. If the assumption is found to be false as of the valuation date, we reserve the right to modify our conclusion.

It should be noted that the property has three executorial seizures. See addendum cadastral extract.

## GENERAL INFORMATION

### Identification of Subject

The subject is an existing multifamily dwelling that is located on hillside terrain.

### Current Ownership



### Purpose of Basis of Value

The purpose of the valuation/appraisal is to develop an opinion of the "as is" market value of the freehold interest.

### Currency Adopted

Unless otherwise mentioned, all financially related figures stated in this report are intended to be in US Dollars.

### Definition of Market Value

The estimated amount for which an asset or liability should exchange on the valuation date 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.

(source RICS Valuation Standards Global 7th edition May 2011)

### Definition of Property Rights Valued

#### **Fee Simple (Freehold)**

According to the **Dictionary of Real Estate Appraisal**, the **definition** of fee simple (freehold) is: "Absolute ownership unencumbered by any other **interest** or **estate**, subject only to the limitations imposed by the government powers of taxation, eminent domain, police power, and escheat.

### Intended Use of User

The intended use of the appraisal is for loan underwriting purposes. The client and intended user is **The Windward Islands Bank Ltd.**

The appraisal is not intended for any other use or user. No other party or parties other than those referenced may use or rely on the information, opinions and conclusions contained in this report.

## **Applicable Requirements**

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This appraisal is intended to comply with the requirements of the following;

- The Royal Institution of Chartered Surveyors (RICS)
- The Uniform Standards of Professional Appraisal Practice (USPAP)
- Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute
- Appraisal guidelines of The Windward Islands Bank Ltd.

## **Disclosure of Prior Services**

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Since 2010 USPAP has a new disclosure requirement for prior services regarding the subject property. The Conduct section of the ETHICS RULE (page U-8, line 231) states,

If known prior to accepting an assignment, and/or if discovered at any time during the assignment, an appraiser must disclose to the client, and in the subsequent report certification:

- any current or prospective interest in the subject property or parties involved; and
- any services regarding the subject property performed by the appraiser within the **three year period** immediately preceding acceptance of the assignment, as an appraiser or in any other capacity.

## **Scope of Work**

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In basic terms, the **scope of work** is the **work** an appraiser performs to develop assignment results. **USPAP** defines "**scope of work**" as the type and extent of research and analyses in an assignment.

We have considered the intended use of the appraisal, the need of the users, the applied valuation methodology necessary, the interior/exterior inspection of the property, the availability of information and other pertinent factors.

## ECONOMIC ANALYSIS

### Area Analysis

St. Maarten is a constituent country of the Kingdom of the Netherlands in the Caribbean Sea. With a population of 40,120 on an area of 37 km<sup>2</sup> (14 sq mi), it encompasses the southern 40% of the divided island of Saint Martin, while the northern 60% of the island constitutes the French overseas collectivity of Saint-Martin, the only place that France borders the Netherlands. St. Maarten's capital is Philipsburg.

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

On 6 and 7 September 2017 the island was hit by Category 5 Hurricane Irma, which caused widespread and significant damage to buildings and infrastructure. As of 2018, St. 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.

### Post COVID-19 pandemic

The COVID-19 pandemic has had a significant impact on the economy of St. Maarten, with the closure of borders and travel restrictions causing a sharp decline in tourist arrivals.

The government of St. Maarten has implemented various measures to mitigate the economic impact of the pandemic, including providing financial assistance to businesses and individuals affected by the crisis. The government has also sought to diversify the economy by promoting investment in other sectors such as agriculture, renewable energy, and information technology.

In the longer term, St. Maarten faces several economic challenges, including high levels of public debt, limited diversification, and a lack of skilled labor. To address these challenges, the government has implemented various economic reforms, such as reducing public spending, improving tax collection, and promoting private investment.

Overall, the economic analysis of St. Maarten suggests that the country's economy remains vulnerable to external shocks such as natural disasters and global economic downturns, and that continued efforts are needed to diversify the economy and promote sustainable growth.

### Transportation and economy

Air transportation to St. Maarten and the whole island is served by Princess Juliana International Airport, which is well known for its very low final approach landings close to a popular beach at the end of the runway. The Supreme Court of the Netherlands ruled in a well-known case on the jet blast on this beach. Winair (Windward Islands Airways) has its headquarters on the grounds of the airport. There are no railroads on the island. St. 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. After Hurricane Irma hit the island in 2017, St. Maarten's economy has decreased significantly. In a 2019 report, it was revealed that the island's GDP dropped by 4.7%, with an increase in inflation. This drastic hit to the economy was due to lessened tourism, real estate, trade, and business activities.

## Currencies

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The Euro is the official currency in Saint Martin (French/North). It replaced the French franc since 2002. The US dollar is generally accepted in the North. The Netherlands Antillean guilder (ANG) is the official currency in St. Maarten (Dutch/South) since 1940. It is pegged to the US dollar. The US dollar is widely used in the South. Since 2010, St. Maarten forms a monetary union with Curaçao. As a result, the two countries have the same central bank and currency; the Antillean guilder (ANG).

Source: [https://en.wikipedia.org/wiki/Sint\\_Maarten\\_and\\_Curaçao](https://en.wikipedia.org/wiki/Sint_Maarten_and_Curaçao)

AREA MAP

## SURROUNDING AREA ANALYSIS

### Location

The subject is situated in the district of Upper Prince's Quarter, in the area locally known as Suckergarden on the northeast side of Dutch St. Maarten on hillside terrain.

#### **The area is primarily;**

- Commercial
- Light Industry
- Residential
- Resort
- Undeveloped

#### **The area caters mostly to;**

- Upper Class-income persons
- Upper Middle Class- income persons
- Middle Class- income persons
- Lower Middle Class - income persons
- Below Standard income persons

#### **Accurate rating of neighborhood;**

- Excellent
- Good
- Average
- Fair
- Poor

### Supply and Demand

There have been several supplies of this sort of property listed for sale and there are always demands to purchase investment/owner occupied properties such as this on the market.

### SURROUNDING AREA MAP

Latitude 18° 2'18.55"N    Longitude 63° 2'32.74"W



## PROPERTY ANALYSIS

### Land Description and Analysis

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The following is a description of the characteristics of the subject site.

#### Land Description

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<b>Land area</b>	452 m2
<b>Shape</b>	Rectangular
<b>Corner</b>	No
<b>Topography</b>	Moderate slope, Valley View
<b>Drainage</b>	No problems reported or observed
<b>Environmental hazards</b>	Yes

#### Zoning

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<b>Zoning designation</b>	Residential
<b>Description</b>	Residential
<b>Legally conforming</b>	It should be noted that St. Maarten does not yet have an official zoning plan, however this area is primarily residential.
<b>Zoning change likely</b>	No

#### Site Services

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<b>Water</b>	Municipal (G.E.B.E.)
<b>Sewer</b>	Septic system
<b>Electricity</b>	Municipal (G.E.B.E.)
<b>Local Phone</b>	TelEm Group of Companies
<b>Cable TV</b>	Yes
<b>Paved Roads</b>	Yes

## IMPROVEMENTS DESCRIPTION AND ANALYSIS

### Improvement Description

The subject is an existing multi-family dwelling with an approximate livable area of 189.20 m<sup>2</sup> and 36.70 m<sup>2</sup> for the porch. The improvements were constructed in 1991. The property is owner occupied as of the effective appraisal date. The site area is 452 m<sup>2</sup>.

<b>Number of buildings</b>	1
<b>Levels</b>	Single story, 2 story
<b>Condition</b>	Average
<b>Year Built</b>	1991
<b>Year Renovated</b>	-
<b>Estimated Effective Age</b> (Is the age of a property based upon its condition, not its actual age)	33 years
<b>Estimated Economic Life</b> (The estimated period over which existing improvements are expected to contribute economically to a property)	65 years
<b>Remaining Economic Life</b> (Economic Life - Effective Age = Remaining Economic Life)	32 years
<b>Number of parking</b>	2
<b>Landscaping</b>	Minimal
<b>Special features</b>	None

### Construction Details

The inspection is not a structural inspection survey and does not focus on the structural integrity. House of Designz responsibility is limited to general comments on the structural condition of the subject property and existing or potential problems.

<b>Foundation</b>	<input checked="" type="checkbox"/> Poured concrete <input type="checkbox"/> Block wall
<b>Structural Frame</b>	<input checked="" type="checkbox"/> Masonry <input type="checkbox"/> Wood frame <input type="checkbox"/> Steel frame
<b>Exterior Walls</b>	<input checked="" type="checkbox"/> Plastered <input checked="" type="checkbox"/> Painted <input type="checkbox"/> Other _____
<b>Interior Walls</b>	<input checked="" type="checkbox"/> Plastered <input checked="" type="checkbox"/> Painted <input type="checkbox"/> Drywall <input type="checkbox"/> Wood
<b>Roof Material</b>	<input checked="" type="checkbox"/> Metal sheeting <input type="checkbox"/> Concrete <input type="checkbox"/> Clay tiles <input type="checkbox"/> Shingles
<b>Windows</b>	<input type="checkbox"/> Wood <input checked="" type="checkbox"/> Aluminum <input type="checkbox"/> PVC
<b>Doors</b>	<input type="checkbox"/> Wood <input checked="" type="checkbox"/> Aluminum <input type="checkbox"/> PVC <input type="checkbox"/> Steel
<b>Floors</b>	<input checked="" type="checkbox"/> Ceramic tiles <input type="checkbox"/> Porcelain tiles <input type="checkbox"/> Marble tiles <input type="checkbox"/> Granite tiles <input type="checkbox"/> Travertine tiles <input type="checkbox"/> Spanish Tiles <input type="checkbox"/> Hardwood <input type="checkbox"/> Carpet <input type="checkbox"/> Vinyl <input type="checkbox"/> Other _____
<b>Ceilings</b>	<input checked="" type="checkbox"/> Expose rafters <input type="checkbox"/> Drywall <input type="checkbox"/> Panels <input type="checkbox"/> Painted Concrete
<b>Electrical</b>	<input checked="" type="checkbox"/> 110V <input checked="" type="checkbox"/> 220V
<b>Plumbing</b>	Typical installation codes
<b>Air conditioning</b>	<input type="checkbox"/> Central AC <input checked="" type="checkbox"/> Split unit <input type="checkbox"/> Wall unit <input type="checkbox"/> None
<b>Elevators</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

<b>Bathrooms</b>	<input checked="" type="checkbox"/> Tiled <input type="checkbox"/> Shower <input type="checkbox"/> Tub
<b>Kitchens cabinets</b>	<input type="checkbox"/> Wooden cabinetry with <input type="checkbox"/> Laminate <input type="checkbox"/> Formica <input checked="" type="checkbox"/> Corian <input checked="" type="checkbox"/> Tile countertops <input type="checkbox"/> Granite <input type="checkbox"/> MDF surface <input type="checkbox"/> Marble <input type="checkbox"/> Quartz
<b>Security</b>	<input type="checkbox"/> Steel bars <input type="checkbox"/> Cameras <input type="checkbox"/> Alarm system <input type="checkbox"/> 24 Hour Gated Security <input checked="" type="checkbox"/> None
<b>Fencing</b>	<input checked="" type="checkbox"/> Block wall <input type="checkbox"/> Poured Wall <input type="checkbox"/> Steel Gates <input type="checkbox"/> Wire <input type="checkbox"/> Aluminum <input type="checkbox"/> None <input type="checkbox"/> Other _____

### **Accommodation**

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#### **Main Dwelling**

- Kitchen
- Living Room
- Dining Room
- 3 Bedrooms
- 3 Full Bathrooms
- Porch/Balcony

#### **Apartment Unit**

- Kitchen
- Living Room
- 1 Bedroom
- 1 Full Bathroom
- 2 Porches

#### **Site Improvements**

- Swimming Pool
- Storage Room
- Garage
- Carport
- Generator
- 2 Cisterns
- Shutters (wooden)

## **Quality and Condition**

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### **Definition of Real Property Conditions are the following:**

**Good:** No obvious maintenance required however everything is not new. Appearance and utilities are above standard, and the overall effective age will be lower than the typical property.

**Average:** there is some evidence of deferred maintenance and normal obsolescence. A few minor repairs are needed along with some refinishing. But all major components are still functional and contribute towards an extended life expectancy. Effective age and utilities are standard for like properties of its class and usage in the neighborhood/location.

**Fair:** Badly worn, much repair is needed. Many items need refinishing or overhauling, deferred maintenance is obvious, inadequate utilities and services all shortening the life expectancy and increasing the effective age.

**Poor:** Worn out- repair and overall refurbishment needed. Either on the structure as a whole or the individual components. Excessive deferred maintenance and abuse, approaching abandonment or major reconstruction, reuse or change in occupancy is imminent. Effective age is near the end of the scale regardless of the actual chronological age.

The quality and condition of the subject is considered to be **Average**.

## **Present and Potential Development**

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No other development is anticipated at this time.

## **Environmental Matters**

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It should be noted that the official hurricane season for the Atlantic Basin (the Atlantic Ocean, the Caribbean Sea, and the Gulf of Mexico) which starts from the 1<sup>st</sup> June to 30<sup>th</sup> November can pose a threat to the island. The peak of the season is from mid-August to late October.

No other environmental issues are to be expected in the future.

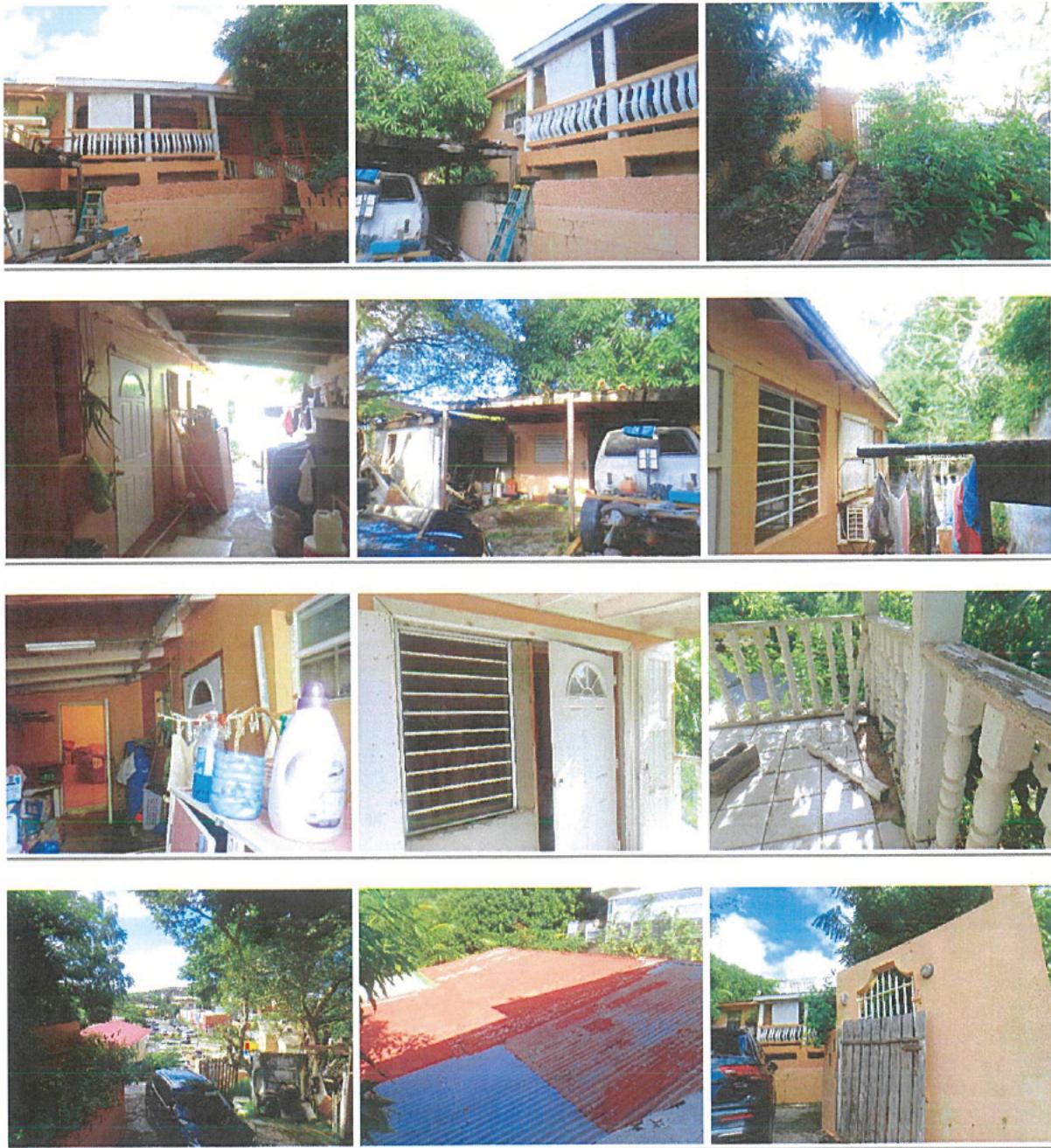
## **Hazardous Substances**

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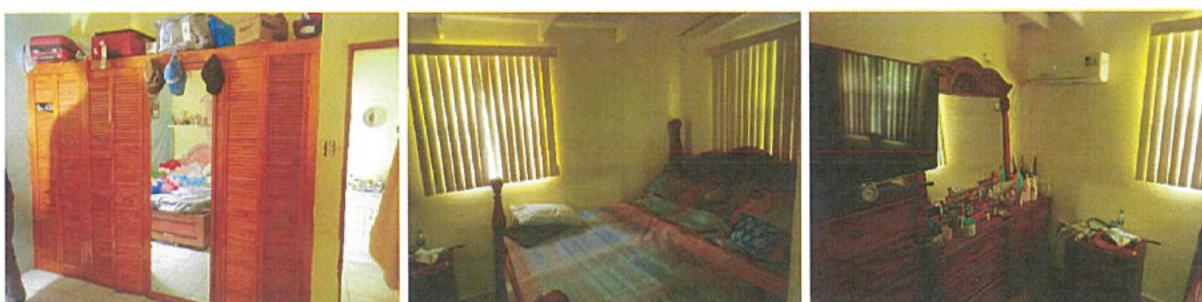
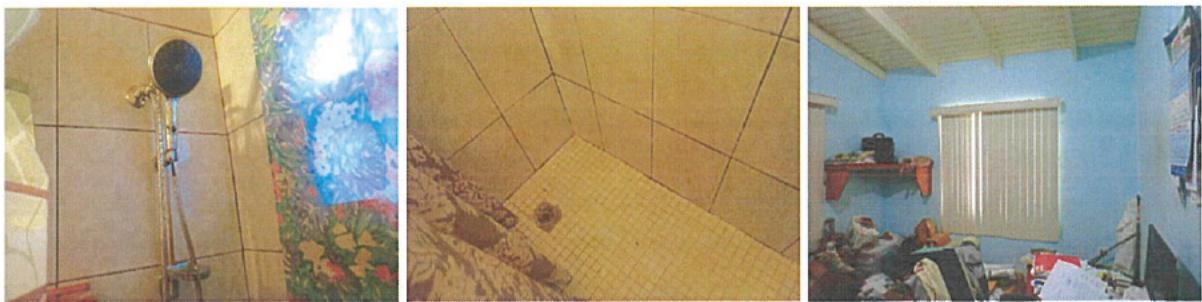
We are not aware of any hazardous substances on the property; however, we are not qualified to detect such substances.

### Photos of Subject Property

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### **HIGHEST AND BEST USE**

Based on our analysis there does not appear to be any alternative use that could reasonably be expected to provide a higher present value than the current use. Holding the property as residential use would be the highest and best use for this area.

### **Market Analysis**

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The COVID-19 pandemic caused a shock to the world economy, disrupting supply chains and contributing to major delays in shipping. Labor shortages and surging consumer demand have only intensified this problem. With many items in short supply and cost of shipping going up, prices are increasing.

Also, since the pandemic, based on general trends in real estate markets during the pandemic, St. Maarten is experiencing a buyer's market more for the luxury real estate. The pandemic has caused significant economic disruption worldwide, and the real estate market has not been immune to these effects. Many areas have seen a decrease in demand for real estate, while the supply of properties has remained relatively stable, leading towards a buyer's market.

A buyer's market refers to a situation in which supply exceeds demand, giving purchasers an advantage over sellers in price negotiations.

On another note, properties for sale under the USD\$300,000.00 price point will fall more into a seller's market as supplies are very limited in that aspect.

There are several commercial/ residential condominium projects currently being constructed throughout the island.

Taking into account the size/type of the property, the most probable buyer will be an investor or the working middle/lower class persons.

## VALUATION

### Valuation Methodology

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There are three traditional groups of methodologies for determining value. These are usually referred to as the "three approaches to value" which are generally independent of each other:

- The sales comparison approach (comparing a property's characteristics with those of comparable properties that have recently sold in similar transactions).
- The cost approach (the buyer will not pay more for a property than it would cost to build an equivalent).
- The income approach (similar to the methods used for financial valuation, securities analysis or bond pricing).

#### The Sales Comparison Approach

The **sales comparison approach** is based primarily on the principle of substitution. This approach assumes a prudent (or rational) individual will pay no more for a property than it would cost to purchase a comparable substitute property. The approach recognizes that a typical buyer will compare asking prices and seek to purchase the property that meets his or her wants and needs for the lowest cost. In developing the sales comparison approach, the appraiser/valuer attempts to interpret and measure the actions of parties involved in the marketplace, including buyers, sellers, and investors.

#### The Cost Approach

The **cost approach** assumes that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility. This approach is particular applicable when the improvements being appraised are relatively new and represent the highest and best use of the land or when the property has improvements for which there is little or no sales data from comparable properties.

#### The Income Approach

The **income capitalization approach** (often referred to simply as the "income approach") is used to value commercial and investment properties, because it is intended to directly reflect or model the expectations and behaviors of typical market participants, this approach is generally considered the most applicable valuation technique for income-producing properties, where sufficient market data exists.

### **Comparable Sales**

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Based on research and analysis from the most recent Kadaster comparable list, we have selected 3 of the most appropriated comparable sales to suit the subject property in question. It should be noted however that in some cases we are unable to make the necessary adjustments to reflect the difference between the comparable properties.

Information provided by Kadaster are only limited to; date of sale, land size, sale price, location and legal description. The information does not include the following such as interior information namely; accommodations, number of floors, rooms, type of construction, age of building, building size and days on the market etc. to make proper adjustments.

In some cases, the comparable sales that were selected will be adjusted based on assumption.

Since after the pandemic the average building cost for a new masonry/concrete structure in St. Maarten now ranges from \$1,350.00 p/m<sup>2</sup> to \$2,200.00 p/m<sup>2</sup> depending on size, level of finishes and topography.

SUBJECT		COMP1	COMP 2	COMP 3
<b>ADDRESS</b>	Suckergarden 557/1989	Belvedere 267/2007	Union Farm 005/1991	Madame Estate 252/1987
<b>DATE OF SALE</b>	-	21 <sup>st</sup> March 2023	3 <sup>rd</sup> March 2023	13 <sup>th</sup> July 2023
<b>SALE PRICE</b>	-	USD\$230,000.00	USD\$290,000.00	USD\$250,000.00
<b>SOURCE</b>	Kadaster Registry	Kadaster Registry	Kadaster Registry	Kadaster Registry
<b>COMPARABLE TYPE</b>		Actual Sale	Actual Sale	Actual Sale
<b>LOCATION</b>	Suckergarden	Similar	Similar	Superior
<b>SITE AREA</b>	452 M2	334 M2	449 M2	547 M2
<b>BUILDING TYPE</b>	Stand alone	Stand alone	Stand alone	Stand alone
<b>DESIGN/STYLE</b>	Traditional	Traditional	Traditional	Traditional
<b>AGE/CONDITION</b>	33 years/ Average	Unknown/Average	Unknown/ Average	37/ Average

**RECONCILIATION AND CONCLUSION OF VALUE****SALES COMPARISON APPROACH**

Land Value (452 m <sup>2</sup> x \$115 p/m <sup>2</sup> =)	USD\$ 51,980.00
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**COST APPROACH**

Building Value (depreciated value) (B 189.20 m <sup>2</sup> x \$1100 p/m <sup>2</sup> = \$208,120) (P 36.70 m <sup>2</sup> x \$600 p/m <sup>2</sup> = \$22,020)	USD\$230,140.00
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Site Improvements (Storage Room and Carport \$12,000) (Wall \$5,000)	USD\$ 17,000.00
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Calculated Cost of the Property (Land value + Building value =)	USD\$299,120.00
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**FOR INSURANCE PURPOSES ONLY**

Building Replacement Cost (B 189.20 m <sup>2</sup> x \$1400 p/m <sup>2</sup> = \$264,880) (P 36.70 m <sup>2</sup> x \$750 p/m <sup>2</sup> = \$27,525)	USD\$292,405.00
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**INCOME CAPITALIZATION APPROACH****(ESTIMATED) RENTAL INCOME**

Gross rent	USD\$ 950.00 pm
	USD\$11,400.00 pa

**MARKET VALUE AS IS**  
**(current situation)**

Market Value (Land value + Building value =)	USD\$300,000.00
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Auction Value (+/- 70% of Market value =)	USD\$210,000.00
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*Note: Unless otherwise stated all figures relating to financials in this report are intended to be in US Dollars.*

### **Special Assumption:**

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The value conclusions are subject to the following special assumptions that may affect the results. A special assumption is an assumption accepted as fact which is either not true or which would be made by a typical market participant. If the assumption is found to be false as of the valuation date, we reserve the right to modify our conclusion.

**It should be noted that the property has three executorial seizures. See addendum cadastral extract.**

### **Exposure and Marketing Times**

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According to the Uniform Standards of Professional Appraisal Practice (USPAP), Exposure time is the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

Marketing time is deemed to start at the effective date of the appraisal, looking forward in time. It is a prediction of how long a property would require exposure to the market in order to find a buyer, under either typical or prescribed circumstances.

Exposure time always occurs prior the effective date of the appraisal. Exposure time is not synonymous with the marketing time.

Our estimates of reasonable exposure and marketing time are as follows;

The exposure time estimated 9 to 12 months.

The marketing time estimated 6 to 9 months.

### **Conclusion of Value**

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**House of Designz** opinion of value was determined by considering the three traditional groups of methodologies for determining value.

The sales comparison approach, the cost approach and the income approach.

The **sales comparison approach** and **cost approach** were utilized in this case to determine the market value of the subject property.

The following estimates are in the opinion of the appraiser/valuer true and correct and are based on sufficient current local and national knowledge of the particular market conditions on St. Maarten, and the skills and understanding to undertake the valuation competently.

The subject property equates to a value of **USD\$300,000.00 (Three Hundred Thousand US Dollars)** and an auction value of **USD\$210,000.00 (Two Hundred and Ten Thousand US Dollars)**.

The value is likely to remain static.

## CERTIFICATION

I certify that to the best of my knowledge and the following.

- The statements of fact contained in this report are true and correct.
- The reported analysis, opinions and conclusions are limited only by the reported assumptions and limited conditions and my unbiased, objective, impartial professional analysis, opinions and conclusions.
- **House of Designz** has no interest, present or prospective, direct or indirect, financial or otherwise in the property that is the subject of valuation and is not associated with the party whom the bank is dealing with. The appraiser was unbiased, impartial, competent and diligent when evaluating the property in question.
- I have not performed any services, as an appraiser or in any other capacity regarding the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in the value that favors the cause of the clients, the amount of the value opinion, the attainment of stipulated results, or the occurrence of a subsequent event directly related to the indeed use of this appraisal.
- My analysis, opinions and conclusions developed, and this report has been prepared in conformity with the Uniform standards of Professional Appraisal Practice.
- This valuation and report have been prepared in conformity with the latest edition of the RICS valuation Professional Standards as well as Uniform Standards of Professional Appraisal Practice.
- The reported analysis, opinion and conclusions were developed, and this report has been prepared in conformity with the code of professional ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- I have made a personal inspection of the property that is the subject of this report.
- I have acquired sufficient knowledge and experience with regard to the property type and local market in order to perform the assignment competently and are conformance with the RICS Code of conduct.



ing. Shameeka Kalmera  
**House of Designz**

### ASSUMPTION AND LIMITING CONDITIONS

The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

An appraisal is inherently subjective and represents our opinion as to the value of the property appraised.

The conclusions stated in our appraisal apply only as of the effective date of the appraisal and no representation is made as to the effect of subsequent events. This report shall be not valid if it does not have an original signature.

No environmental impact studies were either requested or made in conjunction with this appraisal and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If an environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.

Unless otherwise agreed to in writing, **House of Designz** is not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the property without compensation relative to such additional employment.

**House of Designz** has made no boundary, topographical, geological or environmental survey of the property and assume no responsibility in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The appraisal covers the property as described in this report and the areas and dimensions set forth are assumed to be correct.

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.

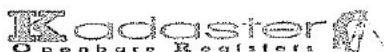
All floor areas that were stated in this report are approximate and for information only. The buildings can be measured from the exterior or internal walls and includes the porch, patio, balcony, carport, garage areas unless otherwise stated.

**House of Designz** accepts no responsibility for consideration requiring expertise in other fields. Such considerations include but are not limited to legal description and other legal matters such as legal title, geological considerations such as soil and seismic stability, civil, mechanical, electrical, structural and environmental matters.

Information, estimates and opinions contained in the report and obtained from third party sources are assumed to be reliable and have not been independently verified.

Any income and expense estimates contained in the appraisal report is used only for the purpose of estimating value and do not constitute predictions of future operating results.

The appraisal report is prepared for the exclusive benefit of the Client, its subsidiaries and/or affiliates. It may not be used or relied upon by any other party. all parties who use or rely upon information in the report without written consent do so at their own risk.

ADDENDUM**Cadastral Extract**

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 Date 25-11-2024  
 Time 15:15

**Cadastral extract (object)**

Registration update through 11-8-2010  
 Extract per 25-11-2024  
 Reference Maria Halley -Hodge { W.I.B}25-11-2024 KB  
 Extract price ANG 180,00

**Cadastral code object**

Identification SXM UPQ 557/1989  
 Index

**Object details**

Area 452 m<sup>2</sup>  
 Description Spring Garden  
 Origin Meetbrief  
 Location

**Object note** Previous certificate of admeasurement  
 Date of commencement  
 Valid through  
 Description 98/1985

**Entitled person**

1/1 Ownership

Name  
 Identification  
 Born  
 Sex  
 Marital status  
 Profession  
 Place of birth  
 Residence

**Rights**

Right obtained by C register volume/number 196/62  
 Type of deed Partition and division  
 registered on 16-8-2004 0:00:00  
 executed at 12-8-2004 before notary J.P.G.H. Schaeppman

**Mortgages and seizures**

Mortgage B register volume/number 179/25  
 principal sum ANG 263.000,00  
 Mortgage  
 registered on 17-8-2004 0:00:00

Stichting Kadaster & Hypotheekwezen St. Maarten  
 Backstreet 118, Philipsburg, St. Maarten  
 ph: (+1721) 5422282, fax: (+1721) 5422880, registry@kadastersxm.org, survey@kadastersxm.org

All our services are governed by the General Terms and Conditions of Stichting Kadaster & Hypotheekwezen St. Maarten, which include a limitation of liability. These terms, which have been filed with the Court of First Instance in St. Maarten, will be sent or given to you upon request.

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 Cadastral extract (object)
 

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Creditor	executed at 12-8-2004 before notary F.E. Gijsbertha Windward Islands Bank Ltd.
Mortgage	B register volume/number 200/32 principal sum ANG 41.311,00 Mortgage registered on 28-4-2006 0:00:00 executed at 26-4-2006 before notary F.E. Gijsbertha
Creditor	Windward Islands Bank N.V.
Mortgage	B register volume/number 211/27 principal sum ANG 40.570,00 Mortgage registered on 20-3-2007 0:00:00 executed at 14-3-2007 before notary F.E. Gijsbertha
Creditor	Windward Islands Bank Ltd.
Seizure	D register volume/number 17/111 claim Executorial seizure registered on 11-8-2015 11:13:00 drawn up 10-8-2015 by bailiff Casper Jones
Claimer	Ontvanger
Seizure	D register volume/number 17/118 claim ANG 381.127,27 Executorial seizure registered on 25-8-2015 11:30:00 drawn up 25-8-2015 by bailiff S. R. Gumbs (Deurwaarder SZV)
Claimer	Sociale- en Ziektekosten Verzekeringen van Sint Maarten (SZV)
Seizure	D register volume/number 19/72 claim Executorial seizure registered on 23-7-2024 9:10:00 drawn up 23-7-2024 by bailiff Adolfo Pantophlet
Claimer	Eilandontvanger Sint Maarten

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