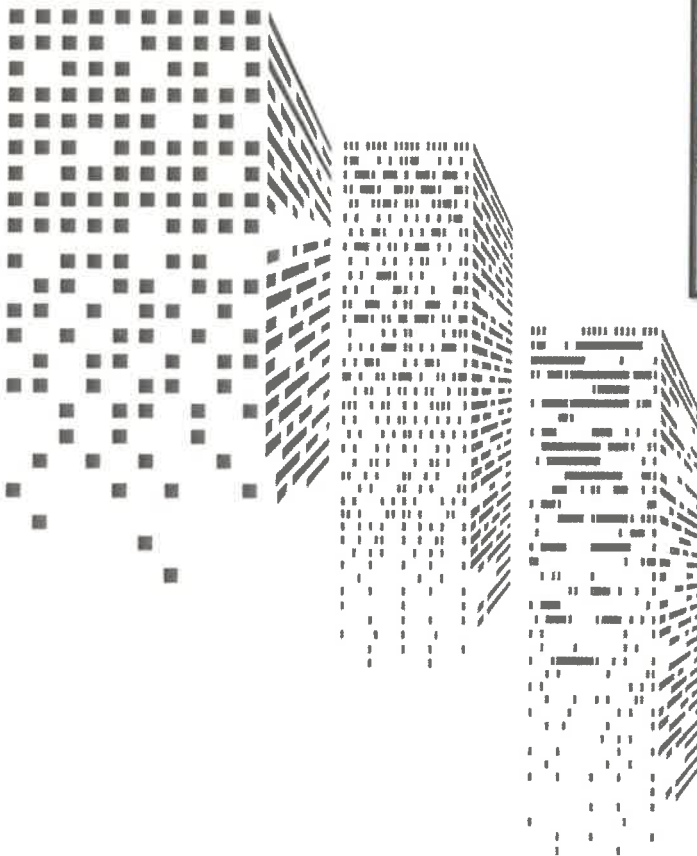




INDEPENDENT  
CONSULTING  
ENGINEERS

APPRAISAL REPORT  
221-AP-116  
COMMERCIAL/ RESIDENTIAL BUILDING  
IN PHILIPSBURG, ST. MAARTEN

CLIENT: WINDWARD ISLAND BANK LTD.-



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**SUBJECT:**

COMMERCIAL/ RESIDENTIAL BUILDING IN PHILIPSBURG

**PRINCIPAL:**

WINDWARD ISLAND BANK LTD.-

**APPRAISAL REPORT NR:**

221-AP-116

**APPRAISER:**

INDEPENDENT CONSULTING ENGINEERS N.V.

Ir. Yuri Daal

Assisted by: B. Halman

**CONCERNING:**

MARKET & AUCTION VALUE & RECONSTRUCTION COST

**CONTENTS:**

1. LOCATION
2. DESCRIPT
3. VALUATION
4. MORTGAGES/ SEIZURES

**INSPECTION DATE:**

April 23, 2021

**APPRAISAL DATE:**

April 28, 2021

## 1. LOCATION

The property in question is located on Back Street in Philipsburg close to the Cultural Center Building. The subject parcel of land is known as 149/1982 with respective surface of about 184 m<sup>2</sup> and is owned by Angel Holding N.V. The land is flat and located strategically in a shopping area. The road is beautified and high trafficking. The inspection date was on March 9th, 2018 and the building got damaged by Hurricane Irma on the 6th of September 2017. The intention of the client is to renovate the existing building according to the new submitted floorplans.

## 2. DESCRIPTION

This building is a concrete structure with timber roof structure and is as a commercial building with apartments. The renovated building will consist of the following:

### *Ground floor level*

- Commercial space with storage room
- One toilet
- One 1- bedroom apartment
- Accessible staircase to the second floor

### *Second floor level*

*Three 1-bedroom apartments, each unit has*

- Kitchen/Living / Dining
- Bedroom 1
- Bathroom 1

The building got severely damaged by Hurricane Irma on September 6<sup>th</sup>, 2017, mostly the roof and wooden balconies. According to received information, the building will be demolished and will have a new lay-out when rebuilt.

The new construction will be consisting of concrete foundation, ring beam and columns and floor slabs. The roof will be a gable concrete roof slab. The walls will be plastered and painted. The floors will have ceramic tiles throughout. The ground floor will have most likely sheetrock drop ceiling and concrete ceiling. The bathrooms and kitchen walls will be generally tiled with ceramic tiles. The cabinets in all kitchens will have most likely Corian countertops. The stairs will have concrete balustrade.

***Note: The existing building is unoccupied. The existing building will be demolished.***

OVERALL BUILDING RATING:	EXCELLENT	GOOD	AVERAGE	FAIR	MODERATE	POOR
QUALITY OF CONSTRUCTION:	┌	┌	┌	┌	┌	┌
CONDITIONS OF IMPROVEMENTS:	┌	┌	┌	┌	┌	┌
ROOM SIZES & LAY-OUT:	┌	┌	┌	┌	┌	┌
CLOSETS & STORAGE:	┌	┌	┌	┌	┌	┌
PLUMBING:	┌	┌	┌	┌	┌	┌
ELECTRICAL:	┌	┌	┌	┌	┌	┌
KITCHEN CABINETS:	┌	┌	┌	┌	┌	┌
BATHROOM FACILITIES	┌	┌	┌	┌	┌	┌
PARKING FACILITIES:	┌	┌	┌	┌	┌	┌
CUSTOMER FRIENDLY:	┌	┌	┌	┌	┌	┌
APPEAL TO MARKET:	┌	┌	┌	┌	┌	┌

### 3. VALUATION

After inspecting the property and taking all relevant information into account, it is to the opinion of the appraiser that the following valuation is fair:

Market Value of the land (186m<sup>2</sup>)

US\$ 335.000, =

Market Value of the new intended improvements

US\$ 350.000, =

*Note: Valuation is based on the assumption that all required permits for the demolition and reconstruction will be granted.*

Market Value of the land & new intended improvements

US\$ 685.000, =

Auction Value of the land & new intended improvements

US\$ 513.000, =



The estimate cost to rebuild the building depending on quality of material and workmanship

US\$ 275.000, =

The estimate cost of the demolition depending on quality of material and workmanship

US\$ 50.000, =

Reconstruction Value (*insurance*) when the building is rebuild depending on quality of material and workmanship

US\$ 350.000, =

We estimate the potential gross rental income per month to be US\$ 6.400,=

#### CONSIDERATION OF THE VALUER

Valuation has taken the income approach, comparable approach (for land) and cost approach into account. A conservative, but common, capitalization rate for Sint Maarten of 10% has been considered for the commercial or investment rental property.

#### Commercial properties sales in Philipsburg:

LOCATION	C/A CCROID	LOT SIZE IN M <sup>2</sup>	\$/M <sup>2</sup>	DATE	DESCRIPTION
Cannegieter Street/ Back Street	044/2018, 104 &107/1977, 132/2012	698	\$2865	10 Aug, 2020	Land and 2 level commercial units
Back Street	105/1979	99	\$1717	24 Feb, 2020	Land
Cannegieter Street / Back Street	106 & 107 / 1977	878	\$2243	4 Nov, 2019	Land and 2 level commercial unit
Cannegieter Street / Back Street	309/1992	989	\$1820	Dec 1, 2016	Land



#### 4. MORTGAGES/ SEIZURES

- Windward Island Bank N.V. US\$ 500.000,= / None

The appraiser herewith states that all data used in this report are correct to the best of his knowledge, and that he has no interest whatsoever in the valuated property.

St. Maarten, May 3, 2021  
INDEPENDENT CONSULTING ENGINEERS N.V.



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Ir. Yuri Daal





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CONSULTING  
ENGINEERS

## Photos



### Location

