

YOUNISON DRAFTING

Princess Garden
St.Eustatius D.C.
Tel: 3191117

APPRAISAL REPORT OF PROPERTY

Appraisal report nr: 021

Appraiser : Esmond C. Hook

Date of appraisal : July 22, 2021

Legal Owner(s) :

Property address : Hibiscus Drive # 12

Land : Private () Government lease holder () Cooperative () Other ()

Certificate of Rooibrief number: 101-1954 Property: 2.195 m2

Registered liens :Mortgage at The Winward Islands Bank N.V

Upon request of The Winward Islands Bank N.V I have carried out a value appraisal of real-estate property on St.Eustatius Dutch Caribbean .

Occupied by: Owner () Tenant () **Vacant** () Guest ()Under construction ()

Location:

The property is located on Hibiscus road and Old Churchblossom road situated in the district of Enclosure

- Bounded to the North of the property by Old Churchblossom Road
Bounded to the East of the property described in the letter of Admeasurement 48-1997
- Bounded to the South of the property by described in the letter of Admeasurement 146-1996 & 147-1997
- Bounded to the West of the property by Hibiscus Drive
- The property is slope from East to West
- Property is fence in not chain fence

(<input checked="" type="checkbox"/>) Residential area	(<input type="checkbox"/>) Top class
(<input type="checkbox"/>) Commercial area	(<input checked="" type="checkbox"/>) Middle class
(<input type="checkbox"/>) Industrial / residential	(<input type="checkbox"/>) Lower class
(<input type="checkbox"/>) Rural area	(<input type="checkbox"/>) Below standard

YOUNISON DRAFTING

Princess Garden
St.Eustatius D.C.
Tel: 3191117

View : Poor () Average (x) Good () very good () sea /Ocean view ()
Landscaping : Poor (x) Average () Above average ()
Utilities : Electricity (x) Municipality water (x) Telephone (x)
Internet (x) Cistern water ()
Electricity and telephone are supply are with over head cables

General Description of property:

1. Subject property is described and registered under letter of Rooibrief 101/1954
2. Subject property is located at Hibiscus Drive and Old Churchblossom road , an residential development located in the district known as Enclosure, on the island of St. Eustatius Caribbean Netherland
3. Subject property is located in area with a view to the west you can see the Caribbean Sea and to the East the Quille.
4. Subject property is located within 5 minutes driving distance of the capital known as Oranjestad, and less than 10 minutes drive to the Airport .
5. The both access roads are unpaved ; Utilities and services are available;

APPRAISAL:

- Present value of property:

Land

Market value..... USD: 87,800.00

Auction value..... USD: 61,460.00

This appraiser has no interest whatsoever in the valuated property
All data used in the report are correct to the best of my knowledg



Mr.Esmond Hook

YOUNISON DRAFTING

Princess Garden
St.Eustatius D.C.
Tel: 3191117



Property



Property

YOUNISON DRAFTING

Princess Garden
St.Eustatius D.C.
Tel: 3191117



Access road Oldchurchblossom Road



Access road Oldchurchblossom Road

YOUNISON DRAFTING

Princess Garden
St.Eustatius D.C.
Tel: 3191117



Hibiscus Road



Property

YOUNISON DRAFTING

Princess Garden
St.Eustatius D.C.
Tel: 3191117



Property to the North On Old Churchblossom road



Property to the West On Hibiscus Road

YOUNISON DRAFTING

Princess Garden
St.Eustatius D.C.
Tel: 3191117