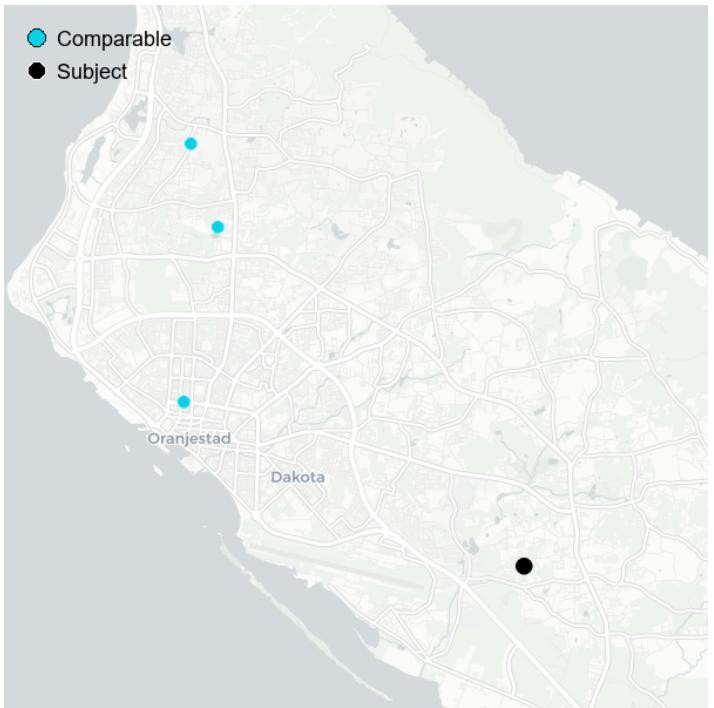


This report was automatically generated by Aruba Property Appraisals (APA) using client-provided data to present an indicative price range based on comparable properties. To determine the exact market value, a formal appraisal is required. APA cannot verify the accuracy of the client-provided information; please contact APA for verification or to request an appraisal.

Subject Property

ID: Papilon, Santa Cruz, Aruba Land: 492 m² Built: 81 m²



Size note: One or more comparable properties differ by more than 20% in lot and/or built-up size compared to the subject. The indicated price range should be interpreted with caution.

Comparable	Price	Beds	Baths	Land (m ²)	Built (m ²)	Distance (km)	Status
10463	\$215,000	4	2	325	88	5.99	Available
10659	\$315,000	3	2	351	96	7.25	Sale in Progress
13713	\$449,000	2	2	451	95	8.55	Available
Averages	\$326,333	3.0	2.0	376	93	7.26	

Low	Average	High
\$215,000	\$326,333	\$449,000

Market Analysis

We compared the subject property to 3 similar listings nearby (nearest at 6.0 km). When selecting comparables, we evaluate lot size, built-up area, and distance from the subject property. The typical comparable size: 376 m² lot and 93 m² built, with 3.0 bedrooms and 2.0 bathrooms. The average asking price of these comparables is \$326,333 (range \$215,000-\$449,000).