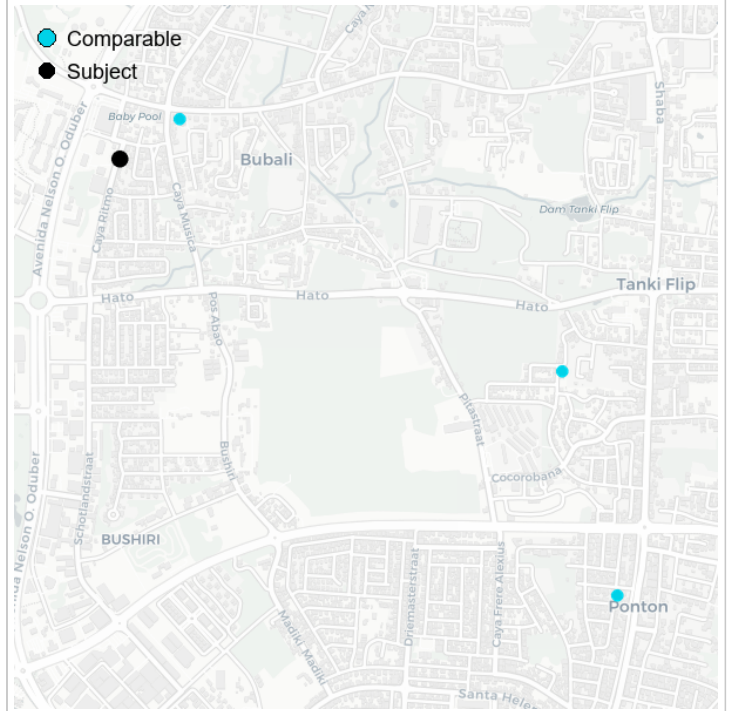


This report was automatically generated by Aruba Property Appraisals (APA) using client-provided data to present an indicative price range based on comparable properties. To determine the exact market value, a formal appraisal is required. APA cannot verify the accuracy of the client-provided information;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

Subject Property

ID: form address Beds/Baths: 6/5 Land: 1,000 m² Built: 300 m²



Comparable	Price	Beds	Baths	Land (m ²)	Built (m ²)	Distance (km)	Status
12193	\$1,450,000	3	2	897	278	0.29	Reduced
11869	\$673,596	6	3	848	272	1.95	Available
11615	\$900,000	6	6	1,091	349	2.63	Available
Averages	\$1,007,865	5.0	3.7	945	300	1.62	

Low	Average	High
\$673,596	\$1,007,865	\$1,450,000

Market Analysis

We compared the subject property to 3 similar listings nearby (nearest at 0.3 km). When selecting comparables, we evaluate lot size, built-up area, and distance from the subject property. The typical comparable size: 945 m² lot and 300 m² built, with 5.0 bedrooms and 3.7 bathrooms. The average asking price of these comparables is \$1,007,865 (range \$673,596-\$1,450,000).