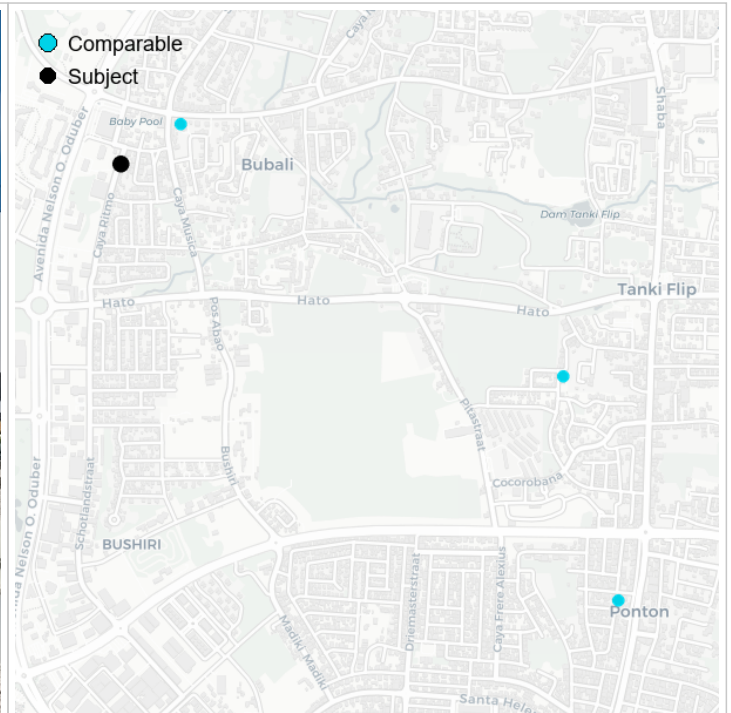


This report was automatically generated by Aruba Property Appraisals (APA) using client-provided data to present an indicative price range based on comparable properties. To determine the exact market value, a formal appraisal is required. APA cannot verify the accuracy of the client-provided information;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

## Subject Property

ID: form address Beds/Baths: 6/5 Land: 1,000 m<sup>2</sup> Built: 300 m<sup>2</sup>



| Comparable      | Price              | Beds       | Baths      | Land (m <sup>2</sup> ) | Built (m <sup>2</sup> ) | 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 |
| <b>Averages</b> | <b>\$1,007,865</b> | <b>5.0</b> | <b>3.7</b> | <b>945</b>             | <b>300</b>              | <b>1.62</b>   |           |

| Low              | Average            | High               |
|------------------|--------------------|--------------------|
| <b>\$673,596</b> | <b>\$1,007,865</b> | <b>\$1,450,000</b> |

## 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 m<sup>2</sup> lot and 300 m<sup>2</sup> 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).