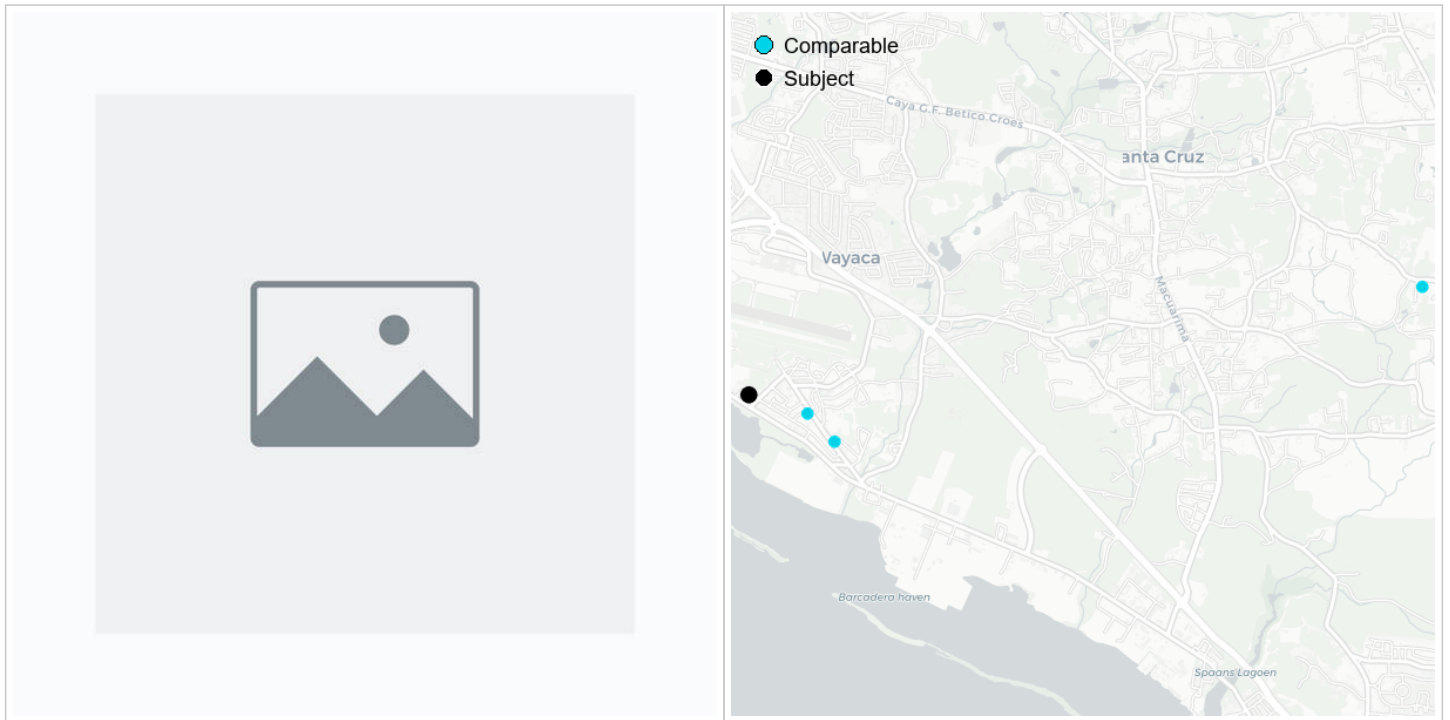


This report was automatically generated by Aruba Property Appraisals (APA) using client-provided data to present an indicative price range based on comparable properties. To determine the exact market value, a formal appraisal is required. APA cannot verify the accuracy of the client-provided information;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

## Subject Property

ID: Pos Chiquito Land: 1,590 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
13938	\$337,078	7	2	1,300	290	0.48	Available
13950	\$325,000	4	1	1,878	313	0.77	Available
13470	\$1,149,000	4	3	1,692	289	5.41	Available
<b>Averages</b>	<b>\$603,693</b>	<b>5.0</b>	<b>2.0</b>	<b>1,623</b>	<b>297</b>	<b>2.22</b>	

Low	Average	High
<b>\$325,000</b>	<b>\$603,693</b>	<b>\$1,149,000</b>

## Market Analysis

We compared the subject property to 3 similar listings nearby (nearest at 0.5 km). When selecting comparables, we evaluate lot size, built-up area, and distance from the subject property. The typical comparable size: 1,623 m<sup>2</sup> lot and 297 m<sup>2</sup> built, with 5.0 bedrooms and 2.0 bathrooms. The average asking price of these comparables is \$603,693 (range \$325,000-\$1,149,000).