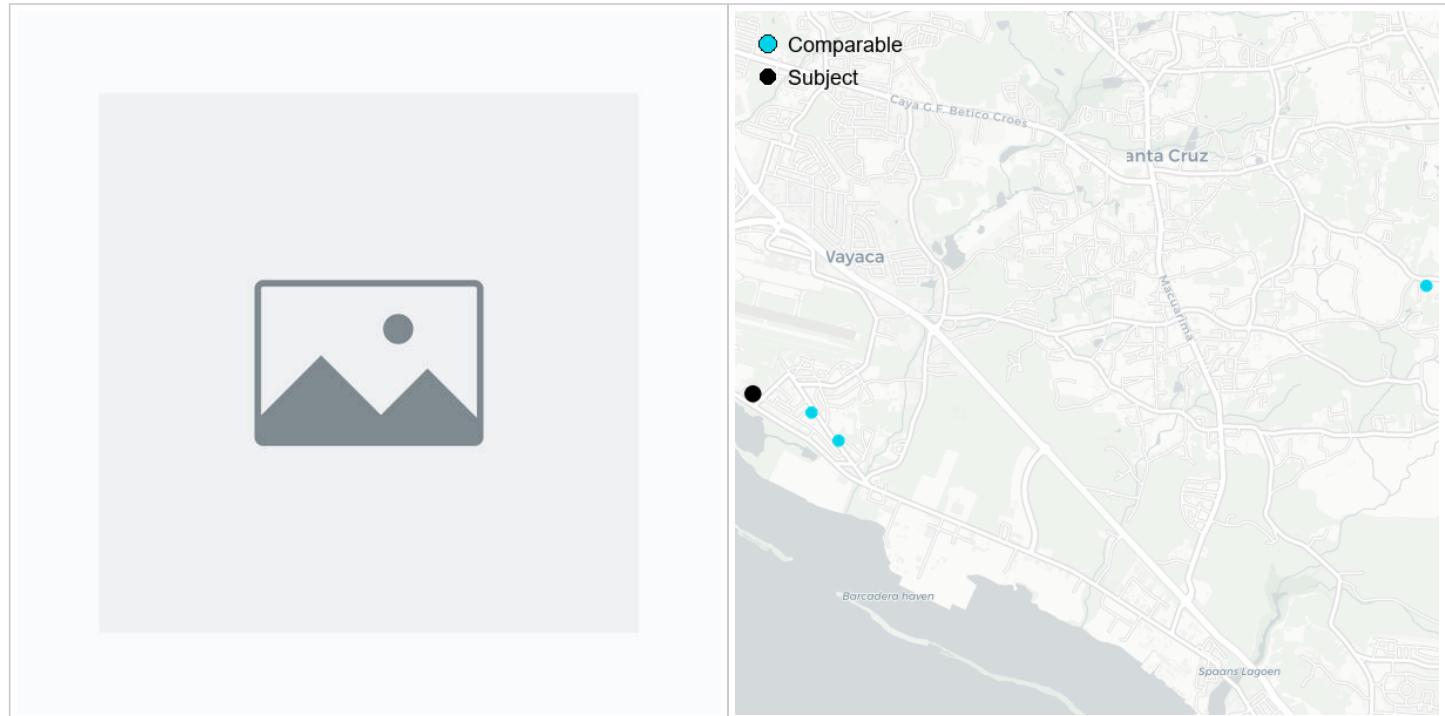


This report was automatically generated by Aruba Property Appraisals (APA) using client-provided data to present an indicative price range based on comparable properties. To determine the exact market value, a formal appraisal is required. APA cannot verify the accuracy of the client-provided information;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

Subject Property

ID: Pos Chiquito Land: 1,590 m² Built: 300 m²



Comparable	Price	Beds	Baths	Land (m ²)	Built (m ²)	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
Averages	\$603,693	5.0	2.0	1,623	297	2.22	

Low	Average	High
\$325,000	\$603,693	\$1,149,000

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 m² lot and 297 m² 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).