

**APPRAISAL REPORT**  
**ON**  
**REAL ESTATE ADDRESSED**  
**@**  
**LOT No.1, BLOCK No.8**  
**SHANNON, UNIT 1**  
**FREEPORT, GRAND BAHAMA**

Requested by  
**FIDELITY BANK**  
of the city of Nassau  
For

[REDACTED]  
of Freeport, Grand Bahama,  
and prepared by

**ASTON JONES & ASSOCIATES**  
**Licensed Real Estate Appraisers**  
**Nervee Professional Building**  
**7A, West Mall Drive,**  
**P.O. Box F-41684**  
**Freeport, Bahamas**  
**tel. 242 3512061**

## **PURPOSE OF APPRAISAL**

This appraisal was made for the purpose of estimating market value of the subject real estate to assist a financial institution in determining the feasibility of providing mortgage financing.

## **LEGAL DESCRIPTION**

All that piece parcel or tract of land legally referred to as Lot no.1, Block no.8 in the Shannon Unit 1 Subdivision in the city of Freeport, Grand Bahama.

## **STATEMENT OF LIMITING CONDITIONS & ASSUMPTIONS**

No responsibility has been assumed for matters which are legal in nature, and this appraisal assumes marketable title. Liens and encumbrances, if any, have been disregarded and the property is valued as though free from indebtedness.

The valuation is in Bahamian Dollars. The Bahamian dollar is on par with the U.S. dollar.

No investigation was carried out to determine the magnitude, nature and strength of the strata forming the subject land.

The areas and dimensions indicated in this report are assumed to be correct.

The appraiser has made no land survey of the property and assumes no responsibility in connection with such matters. Any related drawings or identified survey of the property included in this report is only for the purpose of assisting the reader to visualize the property.

The appraiser is not required to give testimony or attendance in court by reason of this appraisal unless arrangements have been previously made.

## **CERTIFICATION AND MARKET VALUE**

I hereby certify that I have inspected the land as it physically exists at the present time, whose address is herein described as Lot no.1, Block no.8, Shannon, Unit 1 subdivision, Freeport, Grand Bahama, and that the fair value has been developed from verified information.

I further certify that:

The reported analysis, opinions and conclusions are limited only by the reported assumptions and limiting conditions;  
the appraiser has no interest, present or prospective, direct or indirect, financial or otherwise, in the property that is the subject of this appraisal; and is not associated with any of the parties involved with the subject real estate;  
the appraiser's compensation is not contingent upon an action or event resulting from the analysis, opinions or conclusions in or the use of, the appraisal.

Assessment of the real estate, whose address is given at caption, made this 15th Day of May, 2015, results in an appraised market value of **forty thousand (\$40,000.00) dollars.**

Respectfully submitted,  
Aston Jones & Associates

  
Aston Jones  
Licensed Real Estate Appraiser  
MBREA  
#384

**SUMMARY OF SALIENT FACTS & CONCLUSIONS**

**Subject Real Estate:** Lot no.1, Block no.8, Shannon, Unit 1  
Subdivision, Freeport

**Date of Appraisal:** 15th May 2015

**Appraisal Requested by:** Fidelity Bank  


**Land Size:** 0.45 acres

**Assigned Market Value:** \$40,000.00

## **AREA PROFILE**

### **The Island of Grand Bahama**

Grand Bahama is the fourth largest island among the archipelago of islands which make up the Commonwealth of the Bahamas. It is the second most populous island. It lies 100 miles north of the island of New Providence which accommodates the capital city of the nation, Nassau; and it is 87 miles to the southeast of the coast of Florida. Freeport is the main city on Grand Bahama.

### **The City of Freeport**

Freeport occupies approximately the middle third of Grand Bahama and has a land area exceeding 233 square miles. The community is supported by a relatively broad economic base of industry, commerce and tourism.

Tourism is the major support system with 23 hotels contributing about 2,000 rooms and 230 "time-share" villas. However, industry based about the Freeport Harbour Area is becoming more and more supportive to Freeport's economy. The city is known as an important transshipping point for traders, covering markets in Latin America and the Caribbean.

Freeport's Harbour can now accommodate the largest ships in the world and its airport's runway can accommodate the world's largest aircraft. It can supply 6.5 million gallons of potable water per day and sells its water for 20% of Nassau's cost. The power company has a capacity of 127 megawatts with a current demand of 58.4 megawatts and this electricity is sold at a rate of 85% of Nassau's sales price.

The *Grand Bahama International Airport* recently redeveloped its facility to the tune of \$50 million dollars and built a new air control tower.

Freeport's Container Port has grown by "leaps and bounds" -- and continue to outdo projected business.

Memories (a hotel in the Port Lucaya area) was opened a few months ago. The sale and re-opening of a major hotel in the heart of Freeport city was made public months ago, and signs of mobilizing is evident.

## **THE GENERAL VICINITY**

Shannon Subdivision is a residential multi-zoned area which is situated approximately ten (10) miles to the southeast of downtown Freeport. At least 95% of the lots within this subdivision are zoned for multi-family developments; the subject real estate is one of these. Development in the area continues at a slow but steady pace, however, very little developments exist about this vicinity.

Most areas about the subdivision are serviced with infra-structural facilities. These include city running water, mains electricity, cable carrying boosted television reception, telephone lines and paved roads.

The subdivision lies to the east of the central area of the city and is approximately twenty minutes away from downtown Freeport by automobile, and twenty-five minutes away from Freeport's International Airport.

## **THE SITE**

The subject real estate is addressed at Lot No.1, Block No.8. This parcel of land lies within the interior of the subdivision. The lot lies along the southwestern section of a curve along a minor street called Bowsprit Lane. Bowsprit Lane connects to Barkentine Drive , a neighborhood street which connects to East Sunrise Highway. The lot is about 300 yards south of East Sunrise Highway and about 350 yards east of Fortune Bay Drive.

Directions...travel west along East Sunrise Highway from the Casuarina Bridge, then turn left at the first corner onto Shannon Drive, then turn right at the fourth corner onto Barkentine Drive, then turn first right onto Bowsprit Lane and the subject is the third on the right hand side of the street.

With the exception of a few occupied buildings, the immediate area remains void of individual lot development. Mature pine trees and natural shrubbery typical to the island of Grand Bahama dominate the area. Similar vegetation exists about the surface of the subject lot. The terrain of the lot is basically flat.

### **Lot #1**

The lot's configuration has three unequal sides. It has a total road frontage of 277 feet, the southern side boundary has a length of 150 feet and the eastern boundary has a length of 140 feet. These lot dimensions give a land area of 0.45 acres.

The lot has not been cleared of its natural vegetation  
The subject lot is serviced with all utilities.

## THE APPRAISAL PROCESS

### (a) Property Rights Appraised

The property rights appraised are all rights that are existing in fee simple on the appraisal date. These rights are the legal and economic properties of the owners that may rightfully be exchanged for money or equivalent goods.

Property rights inherent in the ownership of tangible personal property, and intangible benefits of the property itself, are not the subject of this report.

### (b) Market Value

For the purpose of this appraisal, Market Value is defined as "the highest price estimated in terms of money which a property will bring if exposed for sale in the open market, allowing a reasonable time to find a purchaser who buys with the knowledge of all the uses to which it is adapted, and for which it is capable of being used."

Frequently, it is referred to as the price at which a willing seller would sell and a buyer would buy, neither being under abnormal pressure. It is the price expected if a reasonable time is allowed to find a purchaser and if both seller and prospective buyer are informed". (Appraisal Terminology And Hand Book 5<sup>th</sup>. Ed., American Institute of Real Estate, Appraisers, Chicago, 1973).

The generally accepted method of obtaining the market value of a parcel of property is by the use of the three (3) approaches to value. These approaches are the Cost Approach, the Income Approach, and the Market Data Approach.

The value indicated by each approach is carefully reviewed and that approach, which in the judgment of the appraiser most adequately reflects all the circumstances in connection with the property under appraisal and the purposes for which the appraisal is being made, will be selected as the best indication of Market Value.

In this appraisal, we apply the **market data approach** using comparable nearby land sales to prove **land value** of the subject property.

We apply the **cost approach**, and the **comparable sales approach** with respect to the **site improvements**.

## ZONING and HIGHEST AND BEST USE

The subject lot of land exists in a vicinity which is zoned for multi-family residential development. Its geographical location is such that it enjoys peace and privacy but it is not within convenient proximity to most services a resident will require in a city such as Freeport.

## LAND EVALUATION – MARKET DATA APPROACH

Due to the poor economic climate on the island of Grand Bahama lots in the Shannon Unit 1, Subdivision now have a listed base sales value of eighty-eight thousand dollars (\$88,000.00) per acre, for 'multi-family' properties without golf course frontage. This figure will vary slightly when consideration is given to land elevation, size and positioning in the neighborhood. The subject property is consequently given an assigned market value of **Forty Thousand Dollars (\$40,000.00)**.

### Physical condition

To date the lot has not been is cleared of its natural vegetation pine and shrubbery.

## VALUE OF IMPROVEMENTS - COMPARABLE SALES APPROACH

### AREA VALUES

The real estate in question is situated in a single-family only residential neighborhood. Building sizes will range from 3,500 square feet to in excess of 4,500 square feet. Replacement values on single-family developments (without land value) would range between \$250,000.00 and \$350,000.00.

## ANALYSIS, CORRELATION and CONCLUSIONS

The purpose of the appraisal is to arrive at a fair market value.

In the subject appraisal, because the comparable sales value, or value by market data is available, this serves as the most accurate of the three approaches to appraising.

Consequently, the writer assigns the value from comparable sales of **forty thousand (\$40,000.00) dollars**.

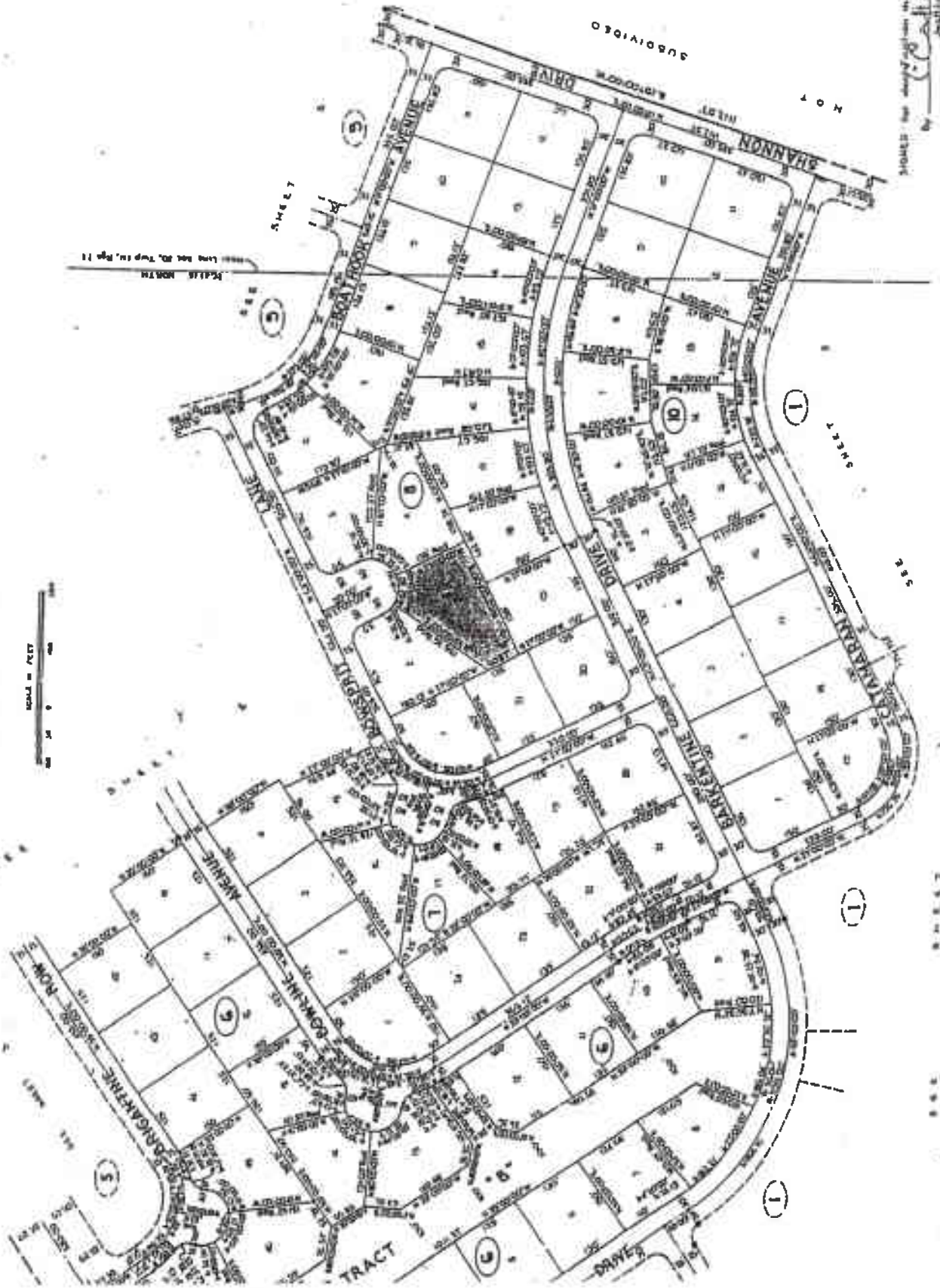
  
\_\_\_\_\_  
Aston Jones

# Shannon

## Unit 1

BOOK 2 - PAGE 20

JOB No. - 211150  
MARCH 1967



SHOWS THE PROPERTY OWNERS AND THE CITY OF SHANNON, IOWA  
BY *Walter J. ...*  
REGISTERED SURVEYOR  
IOWA

