

VALUATION REPORT
Lot 78
CORAL VISTA
NEW PROVIDENCE, BAHAMAS



By

Tex Turnquest MRICS, Chartered Valuation Surveyor (Membership #1122962); Assessor

& Anton Rodrigues, Valuation Surveyor

23rd July 2025

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Associates Limited
ESTATE MANAGEMENT SERVICES

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Real Estate Appraisal, Valuation Surveying, Land Information Management

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23rd July 2025

Fidelity Bank (Bahamas) Limited
Nassau, NP
Bahamas

Dear Sir:

VALUATION REPORT: LOT 78, CORAL VISTA SUBDIVISION, NEW PROVIDENCE

In accordance with your instructions, TR Associates Limited is pleased to submit the accompanying valuation report of the captioned property. The valuation has been undertaken in accordance with The Royal Institution of Chartered Surveyors – Global Standards 2022 edition, which incorporates the International Valuation Standards (IVS) - (RICS Red Book).

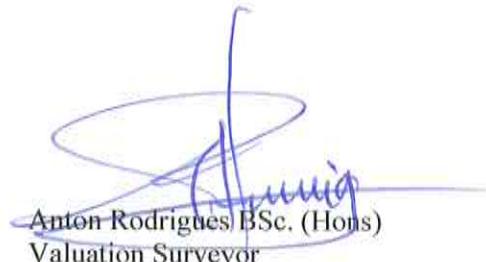
The captioned site comprises a total area of 7,500 square feet and is undeveloped.

Based on our inspection of the property, analysis of comparable data, assumptions, extra ordinary assumptions and limiting conditions contained in the report, our opinion of value of the subject property as at the date of valuation is **One Hundred Twenty Thousand (B\$120,000 Dollars)**.

It has been our pleasure to undertake this assignment on your behalf. Please contact us if you have any questions concerning this report or if our company can be of further service to you.

Yours sincerely,

Tex I. Turnquest MRICS (Membership #1122962)
Chartered Valuation Surveyor
Assessor



Anton Rodrigues BSc. (Hons)
Valuation Surveyor

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PERTINENT DATA:

The Site

Lot 78, Coral Vista Subdivision

Address: Southern side of Pink Coral Drive West

Commissioning party: Fidelity Bank (Bahamas) Limited

Customer:

Type of Development: Undeveloped

Site Area: 7,500 sq. ft.

Zoning: Residential (single-family) development

Date of Instructions:  15th July 2025

Date of Inspection: 16th July 2025

Market Value: B\$120,000

Interest Valued: **Freehold interest**

INTRODUCTIONS:

This valuation was prepared subject to instructions dated 15th July 2025.

CONFLICT OF INTEREST:

We confirm that neither the valuer nor TR Associates Limited has any conflict of interest in accepting this instruction.

This property was previously valued by TR Associates Limited.

IDENTIFICATION & STATUS OF THE VALUER:

Anton A. Rodrigues BSc. (Hons) Estate Management; Diploma (Hons) Land Economy and Valuation Surveying; Royal Institution of Chartered Surveyors (RICS) Certificates in Commercial Property Valuation and Building Surveying (Principles into Practice); Licence, Bahamas Real Estate Association (*licence number 562*).

The above personnel are responsible for preparing this valuation and have acted as external valuers, subject to any disclosures made to the commissioning party. Also, the above personnel have sufficient local and national knowledge of the property market and the skills and understanding to undertake the valuation competently.

IDENTIFICATION OF CLIENT:

The commissioning party is Fidelity Bank (Bahamas) Limited, and the bank's customer concerned is [REDACTED]

[REDACTED] The valuation has been undertaken in accordance with The Royal Institution of Chartered Surveyors – Global Standards 2022 which incorporates the International Valuation Standards (IVS) - (RICS Red Book).

PURPOSE OF VALUATION:

The purpose of this valuation is to assess the value of Fidelity Bank (Bahamas) Limited's loan security.

IDENTIFICATION OF THE ASSET OR LIABILITY TO BE VALUED:

The parcel which is the subject of this valuation is lot number 78, Coral Vista Subdivision, New Providence.

BASIS OF VALUE:

The basis of value is the Market Value.

DEFINITION OF MARKET VALUE:

The Royal Institution of Chartered Surveyors Valuation – Professional Standards, (2022 edition) incorporating the International Valuation Standards (IVS) defines market value as the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion, defined as follows: -

'The estimated amount...' refers to a price expressed in terms of money payable for the property in an arm's length market transaction. *Market Value* is measured as the most probable price reasonably obtainable in the market at the date of valuation in keeping with the *Market Value* definition. It is the best price reasonably obtainable by the seller, and the most advantageous price obtainable by the buyer. This estimate specifically excludes an estimated price inflated or deflated by special terms, or circumstances, such as atypical financing, sale and leaseback arrangements, special considerations or concessions granted by anyone associated with the sale, or any element of *special value*.

'...a property should exchange....' refers to the fact that the value of a property is an estimated amount, rather than a predetermined, or actual sale price. It is the price at which the market expects a transaction that meets all other elements of the market value definition should be completed on the date of valuation.

'...on the date of valuation ...' requires that the estimated *Market Value* is time specific as of a given date. Because markets and market conditions may change, the estimated value may be incorrect or inappropriate at another time. The valuation amount will reflect the actual market state and circumstances as of the effective valuation date, not as of either a past or future date. The definition also assumes simultaneous exchange and completion of the contract for sale without any variation in price that may otherwise be made.

'...between a willing buyer...' refers to one who is motivated, but not compelled to buy. This buyer is neither over-eager nor determined to buy at any price. This buyer is also one who purchases in accordance with the realities of the current market and with current market expectations, rather than on an imaginary or hypothetical market which cannot be demonstrated or anticipated to exist. The assumed buyer would not pay a higher price than the market requires. The present property owner is included among those who constitute 'the market'.

'...a willing seller...' is neither an over-eager, nor a forced seller prepared to sell at any price, nor one prepared to hold out for a price not considered reasonable in the current market. The willing seller is motivated to sell the property at market terms, for the best price attainable in the (open) market, after

proper marketing, whatever that price may be. The factual circumstances of the actual property owner are not part of this consideration because the 'willing seller' is a hypothetical owner.

'...in an arms-length transaction...' is one between parties who do not have a particular or special relationship which may make the price level uncharacteristic of the market or inflated because of an element of Special Value. The *Market Value* transaction is presumed to be between unrelated parties each acting independently.

'...after proper marketing...' means that the property would be exposed to the market in the most appropriate manner to effect its disposal at the best price reasonably obtainable in accordance with the *Market Value* definition. The length of exposure time may vary with market conditions but must be sufficient to allow the property to be brought to the attention of an adequate number of potential purchasers. The exposure period occurs prior to the valuation date.

'... wherein the parties had each acted knowledgeable, prudently...' Presumes that both the willing buyer and the willing seller are reasonably informed about the nature and characteristics of the property, its actual and potential uses, and the state of the market as of the date of the valuation. Each is further presumed to act for self-interest with that knowledge and prudently to seek the best price for their respective positions in the transaction. Prudence is assessed by referring to the state of the market at the date of valuation, not with benefit of hindsight at some later date. It is not necessarily imprudently for a seller to sell property in a market with falling prices at a price which is lower than previous market levels. In such cases, the prudent buyer or seller will act in accordance with the best market information available at the time.

'... and without compulsion.' Establishes that each party is motivated to undertake the transaction, but neither is forced or unduly coerced to complete it.

Market Value is understood as the value of a property estimated without regard to costs of sale or purchase, and without offset for any associated taxes.

DEFINITION OF HIGHEST & BEST USE:

This is defined in The Dictionary of Real Estate Terms (*seventh edition*) as an appraisal term meaning the legally, financially, and physically possible use that, at the time of appraisal, is most likely to produce the greatest net return to the land and/or buildings over a given period. It may be applied to property as if vacant or as improved.

EXTENT OF INVESTIGATION:

We inspected the property on 16th July 2025. At the time and where practical, we traversed the property boundaries and took photographs of the site. Mosaics of these photographs are labeled and included at the end of this report.

At the time of inspection, the property was undeveloped.

NATURE & SOURCE OF INFORMATION RELIED UPON:

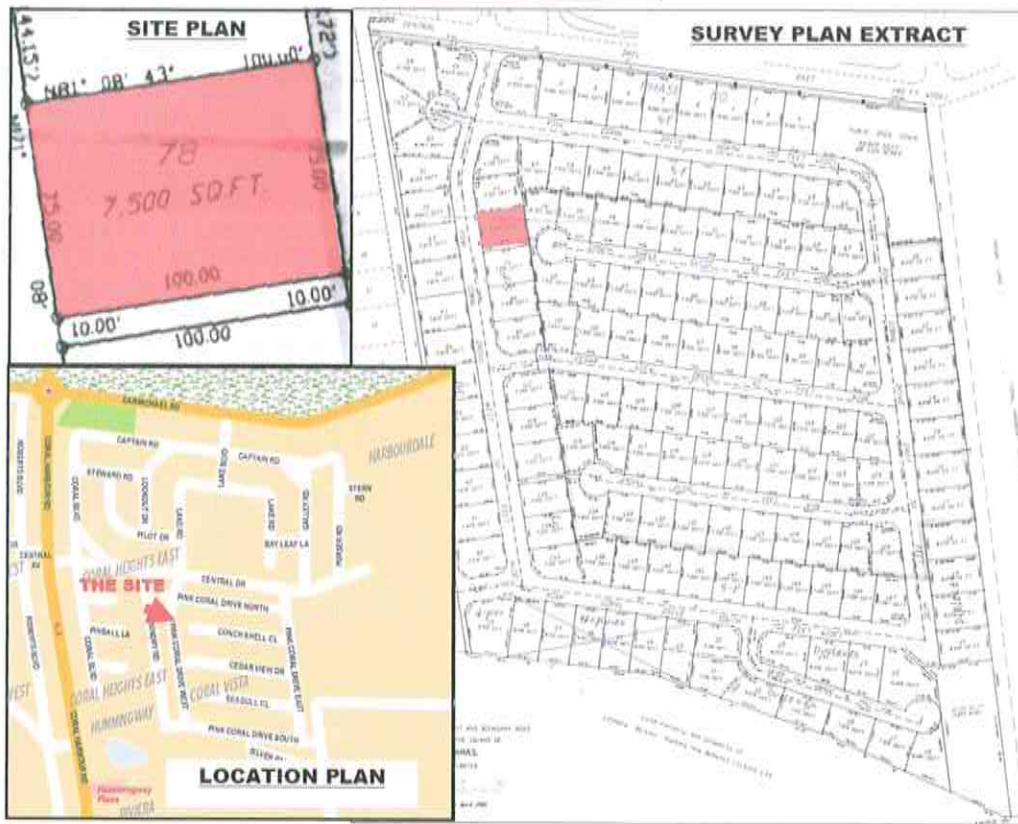
- 1) Physical inspection.
- 2) Subdivision plan.
- 3) Satellite imagery.
- 4) On site photographs.
- 5) Records at Registrar General's Department (the national repository of recorded property transactions); Note that land transactions are optionally recorded in a deeds registry and there is no title registry in place in The Bahamas.
- 6) Multi Listing Service (a private listing of properties on the market, including sales, by Bahamas Real Estate Association).
- 7) Knowledge and experience of the local and wider community.

ZONING/PLANNING:

We have not had sight of any planning approval/s in respect of the subject site, however given its location relative to the neighbouring community we have assumed the zoning would be residential (single family) and we consider this to be the highest and best use of the site at this time. Also, we have assumed that the site is not adversely affected, nor is it likely to be adversely affected by any highway, town planning or other schemes or proposals, and that there are no matters adversely affecting value that might be revealed by local search, replies to usual enquiries or by any statutory notice.

PLAN & LOCATION OF SUBJECT:

The subject is in the southwestern district and its position and extent is more particularly delineated on the compiled map below.

CORAL VISTA Lot 78

Compiled by TR Associates July 2025

GPS REFERENCE:

GPS coordinates reference of the subject, based on WGS 1984, is 24.996 degrees north latitude and 77.453 degrees west longitude.

LEGAL DESCRIPTION:

All that certain lot piece or parcel of land containing by admeasurement 7,500 square feet or thereabouts being lot numbers 62 on a survey plan of Coral Vista Subdivision and situate in the southwestern district of New Providence one of the Islands in the Commonwealth of The Bahamas ABUTTING AND BOUNDING on the north by lot number 77 in the said subdivision and running thereon One Hundred (100.00) feet on the east by lot number 76 in the said subdivision and running thereon Seventy-five (75.00) feet on the south by lot number 79 in the said subdivision and running thereon One Hundred (100.00) feet and on the west by Pink coral Drive West and running thereon Seventy-five (75.00) feet or however else the same may abut and bound which said lot piece or parcel of land is more particularly delineated and shown coloured pink on the plan extract above.

DIRECTIONS TO THE SITE:

Travelling east on Central Drive from its intersection with Coral Harbour Road, turn right (south) on the third corner (Pink Coral Drive West) and the subject is the fourth on the left (east) side.

SITE DESCRIPTION:

The site is rectangular in shape and has a plane surface. Its elevation appears to be less than 10 feet above mean sea level.

ENVIRONMENTAL ISSUES:

We have not been supplied with any environmental report in respect of the property. Also, we have not undertaken, nor are we aware of the content of any environmental audit or other environmental investigation or soil survey which may have been carried out on the subject property, and which may draw attention to any contamination or the possibility of any such contamination. Additionally, we have not carried out any investigation into past or present uses of the property or of any neighbouring land to establish whether there is any potential for contamination from these uses or sites adjacent to the subject property and have therefore assumed that none exists. Inadvisable

We did not observe any obvious signs of contamination at time of inspection.

SITE IMPROVEMENTS:

The site is covered with natural vegetation.

OFF SITE IMPROVEMENTS:

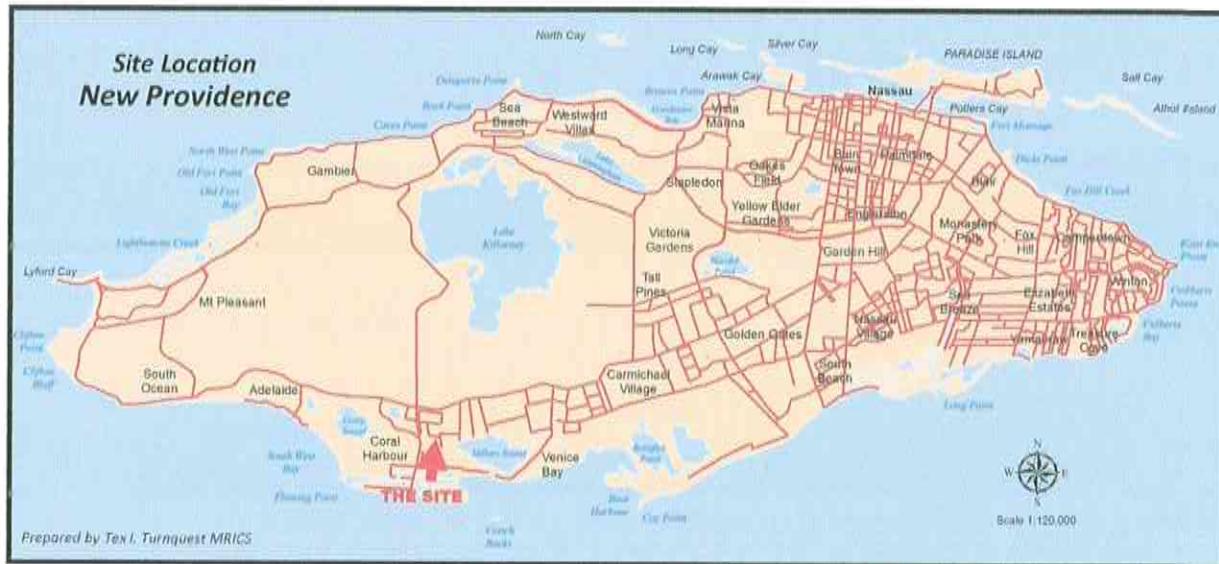
Pink Coral Drive West, which borders the subject to the west, is paved asphalt and has street lights. All utilities including city water supply, electricity, telephone, and cable are installed along this route. Drainage is facilitated by a septic system that is installed on the property.

NEIGHBORHOOD ANALYSIS:

Coral Vista is a residential subdivision located in the vicinity of Coral Harbour. It was established by survey in April 2001 and covers an area of 36 acres comprising 147 lots that have similar size and shape. The subdivision is about 70 per cent developed and prospects for further development appear to be relatively good. Coral Harbour. Coral Harbour was part of a proposed resort development that was initiated based on a survey dated August 1953. Construction work commenced shortly after; however, this came to an end sometime later and thereafter abandoned. The community has since been transformed to a substantial (about 70%) middle to upper middle income residential (single family and multi-family) neighbourhood. Also, the country's principal Royal Bahamas Defense Force base is located to the western end. Although prospects for continued development

within the immediate surrounds appear to be gradual, the wider Coral Harbour community seems to become increasingly attractive as evident by the relatively new Coral Harbour Breeze Estates, Villa Della Rosa, Hemmingway and the subject subdivisions. A recently developed shopping centre is located about 1.5 miles to the north and the redeveloped Lynden Pindling International Airport is located about 4 miles further northwards. Downtown Nassau is about 10 miles northeastwards and the nearest school is about 2 miles westwards.

NEW PROVIDENCE:



INTEREST VALUED:

The interest valued in this report is the fee simple, which is a freehold estate of virtually infinite duration and of absolute inheritance free of any condition, limitations, or restriction to particular heirs (*Law Dictionary Second Edition*).

VALUATION APPROACH:

Valuations are required for many differing types of interest in many differing types of property for many differing purposes and as a result, the approach to determining value in one case may be inappropriate to another. There are several distinct approaches in place which constitute separate methods of valuation for application to individual circumstances. Also, it is possible to approach a valuation by adopting more than one method to check one against the other. Typical methods adopted for valuing property are cost of replacement, investment, and direct value comparison and these are further explained thus.

Cost of Replacement Method:

The Cost of Replacement Method of valuation is used where there is an absence of market evidence of comparable lettings or sales. The required effective capital value is the cost of constructing a simple

modern building capable of performing the functions of the existing building less the necessary deductions for disabilities, inclusive of age (reflected as physical depreciation and measured by the straight-line method), obsolescence and where necessary, economic depreciation.

The cost of erecting a simple modern building is derived from prevailing building costs and the value of the land is based on market value of comparable sites.

The straight-line method assumes a constant decline in the value of the building. The rate of decline is expressed as a percentage of reproduction cost and is found by dividing the building's estimated economic life (in years) into the estimated cumulative depreciation (expressed in percentage) at the end of its economic life. By way of example, if the total estimated cumulative depreciation is estimated at 100 per cent and the economic life is estimated at fifty years, the rate of depreciation is two percent per annum (depreciation rate (R) = 100%/50 = 2% per annum). This rate of 2% is then multiplied by the effective age of the building or how old the building appears to be according to its standard of maintenance.

Investment Method:

The Investment Method of valuation determines the value of an interest in land by the capitalization of actual or estimated net rental income. Methods of capitalization include term and reversion and discount cash flow. Term and reversion (block income approach) involve capitalizing the whole of the income in each block, i.e. the term then the reversion, using appropriate yield in each case to reflect security of income and capital. (The choice of yield is made by comparison with other investments as bear the nearest relationship in such matters as the physical characteristics, use, degree of risk and life of the investment). Discount cash flow as it relates to property involves discounting original capital outlay and income that flows from it, at an appropriate rate of interest, to determine its present value.

Direct Value Comparison Method:

The Direct Value Comparison method of valuation is based on comparing the property to be valued with similar properties, and the prices achieved for them, and by allowing for differences between them to determine the market value. It is a comparison of like with like; however, properties may be similar, but each property is unique.

VALUATION:

Having regard to the valuation methods explained above, it is our view that the direct value comparison is appropriate for this valuation, and we have accordingly analyzed the following comparable data.

Comparable Data:

In May 2024, lot 10 block 8 Coral Heights West with an area of 8,250 square feet was the subject of a pending sale for \$129,000 (15.5 per square foot). This lot is located on the western side of Earl Wood Drive and about 0.4 miles southwestwards of the subject.

In January 2024, lot 10 block 7 Coral Heights West with an area of 7,960 square feet was the subject of a pending sale for \$110,000 (14 per square foot). This lot is located on the western side of Spearman Drive and about 0.4 miles southwestwards of the subject.

In October 2023, lot 265 Coral Waterways Section 1 with an area of 10,325 square feet was sold undeveloped for consideration of \$170,000 (16.5 per square foot). This lot is located on the western side of Gregory Street and about 1.02 miles southwestwards of the subject.

Direct Value Comparison Method:*Analysis:*

Features	COMPARABLE DATA					
	Coral Heights West				Coral Waterways Section	
	lot 10 blk 8	adjustments	lot 10 blk 7	adjustments	lot 265	adjustments
Data Source	MLS (pending)			MLS (pending)		
Land area	8,250		7,960		10,325	
Transaction date	May 2024		Jan 2024		Oct 2023	
Location		5%		5%		-5%
Shape				10%		
Land use	SF		SF		SF	
Consideration (\$)	129,000		110,000		170,000	
Land/sqft (\$)	15.64		13.82		16.46	
Total adjustments (%)		5%		15%		-5%
Total adjustments (\$)	1		2		-1	
Adjusted Sale/sqft (\$)	16.42		15.89		15.64	

Calculation:*Site:*

7,500 sqft @ \$16/sqft = \$120,000

Market value = **\$120,000**

Note that we have weighed and evaluated the reliability of the above comparable data and made adjustments which we consider to be appropriate for the purpose of this valuation.

OPINION & DATE OF VALUE:

On the above basis we have formed the opinion that the market value of the captioned property as at the date of this report is **One Hundred Twenty Thousand (\$120,000) Dollars.**

Note that the inspection and valuation dates of this report differ, however there has been no material change in market conditions or circumstances of the subject between these dates.

CAVEAT:

The above opinion of value should not be taken as valid for a period more than one year from the date hereof nor if the circumstances upon which it is based materially change. Note that the subject is suitable as banking security; however, the amount of lending supported by the property is within the purview of the bank based on its established policy related to such lending.

RESTRICTION ON USE, DISTRIBUTION OR PUBLICATION:

Neither the whole nor any part of this report or any reference to it may be included in any published document, circular or statement, nor published in any way without our written approval of the form and context in which it may appear.

The report is provided for exclusive use by the client. It is confidential to the client and the client's professional advisers. We accept responsibility to yourself alone that the report has been prepared with the skill, care, and diligence reasonably to be expected of a competent valuer, but we accept no responsibility whatsoever to any persons other than the client. Any other person who relies upon this report does so at their own risk.

ASSUMPTIONS AND LIMITING CONDITIONS:**Assumptions:**

- 1) We are familiar with the subject property, its location and surrounding area.
- 2) No responsibility or liability will be accepted for the true interpretation of the client's legal title in the property.
- 3) Apart from anything revealed in the information provided, it is assumed that there are no encumbrances on title.
- 4) Our inspection of the property is not a building survey.
- 5) Responsible ownership and competent property management are assumed.
- 6) The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
- 7) All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
- 8) It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable.

- 9) No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
- 10) It is assumed that all applicable zoning and use regulations and restrictions have been ~~com~~plied with, unless nonconformity has been stated, defined, and considered in the valuation report.
- 11) It is assumed that all required licenses, certificates of occupancy, consent, or other legislative or administrative authorities from any government or private entity or organization have been ~~or~~ can be obtained or renewed for any use on which the value estimate contained in this report is based.
- 12) It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described, and that there is no encroachment or trespass ~~unless~~ noted in the report.

Limiting Conditions:

- 1) The valuation excludes all fixtures, fittings, and movable furniture.
- 2) The valuation is in Bahamian dollars.
- 3) The value amount is based on a gross basis which includes a realtor's commission, half the government stamp tax and legal fees for the vendor.
- 4) The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other valuation and are invalid if so used.
- 5) Possession of this report, or a copy thereof, does not carry with it the right to publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the Valuer.
- 6) The Valuer herein by reason of this valuation is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have previously been made.
- 7) The Valuer assumes no liability for any changes that may occur on the property between the date of the inspection and the date of the completed appraisal report.

Certification:

- 1) The statements and facts contained in this valuation is true and correct.
- 2) The reported analysis, opinions and conclusions are limited only by the reported assumptions and limiting conditions.
- 3) A personal inspection of the subject property was made by the Valuer.

- 4) The Valuer has the knowledge, skills and understanding to undertake this Valuation competently.
- 5) The Valuer has no interest – present or prospective, direct, or indirect, financial, or otherwise – in the property that is the subject of this Valuation and is not associated with the party with whom the bank is dealing.
- 6) The Valuers compensation is not contingent upon an action or event resulting from the analyses, opinions, or conclusions in, or the use of the valuation.
- 7) The valuation assignment was not based on a requested minimum value, a specific valuation figure, or the approval of a loan or investment, nor was the compensation contingent upon the amount of the value reported.
- 8) The valuation has been undertaken in accordance with the Royal Institution of Chartered Surveyors (RICS) Valuation - Professional Standards (the “Red Book”) Incorporating the International Valuation Standards.
- 9) The Valuer is a Chartered Valuation Surveyor and member of The Royal Institution of Chartered Surveyors (RICS). Member number 1122962.

**QUALIFICATIONS OF
TEX I. TURNQUEST
VICE PRESIDENT**

TR Associates Limited
Montrose Avenue and Harley Street
P. O. Box SS 6041 Nassau, Bahamas
www. trassociatesltd.com
Telephone: 322.1385; 424 7955

EDUCATION

Member Royal Institution of Chartered Surveyors (formerly Incorporated Society of Valuers and Auctioneers) – Valuation Division; Hammersmith and West London College, London, England.
Diploma in Cartography; Institute for Aerospace Survey and Earth Sciences (ITC), Enschede, Holland.
Certificate in Cartography; Nova Scotia Land Survey Institute, Nova Scotia Canada.

PROFESSIONAL QUALIFICATIONS

Chartered Valuation Surveyor; Royal Institution of Chartered Surveyors (formerly Incorporated Society of Valuers and Auctioneers) - 1991

APPOINTMENT

Government Approved Assessor - 1997

EMPLOYMENT EXPERIENCE

Thirty-three years of Real Estate Appraisal experience in The Bahamas

Period	Employer	Position
1979-1980	Department of Lands and Surveys	Cartographer
1980-1988	Department of Lands and Surveys	Trainee Valuation Surveyor
1988-1991	Department of Lands and Surveys	Assistant Valuation Surveyor
1991-1996	Department of Lands and Surveys	Valuation Surveyor
1996-1998	Department of Lands and Surveys	Deputy Director
1998-2005; 2007-2009	Department of Lands and Surveys	Director
2005-2009	Office of The Prime Minister	Coordinator; Land Use Policy & Administration Project
2009-2022	Diocese of The Bahamas & The Turks & Caicos Islands	Consultant- Land Registry
2012-Present	T R Associates Limited	Director; Chartered Valuation Surveyor
2022-Present	Diocese of The Bahamas & The Turks & Caicos Islands	Commissioner of Lands Chairman of Lands Committee

.....
Tex I. Turnquest MRICS

**QUALIFICATIONS OF
ANTON A. RODRIGUES
PRESIDENT**

TR Associates Limited
Montrose Avenue and Harley Street
P. O. Box SS 6041 Nassau, Bahamas
Email: anton@trassociatesltd.com
Telephone: 242.322.1385 | 242.359.0034

EDUCATION

BSc. (Hons) Estate Management, University of Central England; Birmingham, England
Dip (Hons) Land Economy and Valuation Surveying, University of Technology; Kingston, Jamaica

CERTIFICATIONS

Royal Institution of Chartered Surveyors (RICS):
Commercial Property Valuation
Building Surveying: Principles into Practice

LICENCE

Bahamas Real Estate Association (BREA)

EMPLOYMENT EXPERIENCE

Thirty-three years of Real Estate Appraisal experience in The Bahamas

Period	Employer	Last position held
1979-1996	Ministry of Finance and Planning (Valuation Section)	Senior Valuation Officer
1996-2001	Office of the Prime Minister (Lands and Surveys Department)	Asst Estate Valuation Surveyor
2001-2011	Bahamas Realty Limited	Associate Appraiser
2012-2019t	TR Associates Limited	Director, Appraiser
2019-Present	TR Associates Limited	Appraiser

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Anton A. Rodrigues, BSc., (Hons)

PHOTOGRAPHS:

THE SITE

