

APPRAISAL REPORT
on
REAL ESTATE ADDRESSED
@
LOT NO.28, BLOCK NO.6
WINDERMERE SUBDIVISION
FREEPORT, GRAND BAHAMA
BAHAMAS

Requested by
FIDELITY BANK
FOR


of the city 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.

LEGAL DESCRIPTION

All that piece parcel or tract of land legally referred to as Lot no.28, Block no.6 in the Windermere 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.28, Block no.6, Windermere, 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 10th Day of February 2015, results in an appraised market value of **Thirty Thousand (\$30,000.00) Dollars.**

Respectfully submitted,
Aston Jones & Associates


Aston Jones
Licensed Real Estate Appraiser
MBREA
#384

SUMMARY OF SALIENT FACTS & CONCLUSIONS

Subject Real Estate: Lot no.28, Block no.6, Windermere
Section 2, Subdivision, Freeport

Date of Appraisal: 10th February 2015

Appraisal Requested by: Fidelity Bank


Land Size: 0.52 acres

Land Value: \$30,000.00

Assigned Market Value: \$30,000.00

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 continues 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

Windermere Subdivision is situated to the east of Freeport City, approximately thirteen miles from downtown, and fourteen miles from the international airport. It lies east of the Casuarina Bridge which straddles the Grand Lucayan waterway. This waterway cuts across the island of Grand Bahama to connect the ocean on the north to that on the south side.

The subdivision is zoned for multi-family residential developments. Development in this area began about seventeen years ago, and continues in a very slow pace. In fact, only four individual lots have been developed (as a single-family and multi-family facilities) to date in this subdivision.

Infrastructural facilities available in the area include paved roads, mains electricity and city running water. Telephone service and boosted television reception service are not yet available to all lots. There are no lots in this subdivision which possess canal frontage.

THE SITE

Lot #28, block #6 is situated within the interior of the subdivision. It is positioned along the western side of a short minor cul-de-sac called Durham Close. The lot is just 100 yards north of Perimeter Parkway an unbusy thoroughfare. Lot #28 is also located approximately 4/5 miles south of the arterial road known as Queen's Highway.

The lot has four unequal sides to its configuration. It has a total road frontage of 83.75 linear feet, the rear boundary with one point of inflection has a total length of 187 feet and the northern side boundary has a depth of 180 feet and the southern side boundary has a length of 159 feet. The land possesses a land area of 0.52 acres.

The terrain is basically flat, with a land elevation of approximately 7'-0" above high water. The boundary monuments were not seen.

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 5th. 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. The neighborhood is being developed with duplexes and single-family residences. Its geographical location is such that it enjoys peace and privacy but and is within convenient proximity to most services a resident will require in a city such as Freeport. The subject land may, thus, be considered with development which maximizes its potential.

LAND EVALUATION MARKET DATA APPROACH

The developer of this subdivision is the Grand Bahama Development Company, Limited. Market data on undeveloped lots in the subject subdivision is easily available Freeport. Land prices in Freeport have been decreasing in some areas including the subject area. Lots zoned as multi-family residential, without water frontage, in this general vicinity are sold proportionally at a rate of \$57,000.00/acre. Consequently, the land addressed at Lot no.28, Block no.6 in the Windermere Subdivision is assigned a value of thirty thousand (\$30,000.00) dollars to reflect its immediate positioning in the neighborhood.

PHYSICAL CONDITION

To date the land has not been cleared of its original vegetation which comprises a few thick coniferous trees, thatch palms, pine trees and other tropical shrubbery.

ANALYSIS, CORRELATION and CONCLUSIONS

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

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

Consequently, the writer assigns a market value of **Thirty Thousand (\$30,000.00) Dollars.**



Aston Jones

Windermeres

ASSOCIATES
ORIDA



SCALE IN FEET
100 50 0 100 200

SHEET

SEE

SEE

SHEET

SEE

SHEET

SUBDIVISION

WINDERMERES

PLAT

NO. 1

BROWARD COUNTY, FLORIDA

APRIL 19, 1984

RECORDED

