


APPRAISAL REPORT

ON

RESIDENTIAL DEVELOPMENT

LOT NO.34, BLOCK NO.30

**BAHAMIA MARINA
FREEPORT, GRAND BAHAMA**

Requested by  of
the city of Freeport, and prepared by

**ASTON JONES & ASSOCIATES
Licensed Real Estate Appraisers
Nervee Professional Building
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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.

LEGAL DESCRIPTION

All that piece parcel or tract of land legally referred to as Lot no.34, Block no.30 in the *Bahama Marina 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.34, Block no. 30, Bahama Marina 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 March, 2011, results in an appraised market value of Forty-five Thousand (\$45,000.00) Dollars.

Respectfully submitted,
ASTON JONES AND ASSOCIATES

Aston Jones
Licensed Real Estate Appraiser
MBREA

SUMMARY OF SALIENT FACTS & CONCLUSIONS

Subject Real Estate: Lot no.34, Block no.30, Bahama Marina
Subdivision, Freeport

Date of Appraisal: 10th March 2011

Appraisal Requested by:



Land Size: 0.33 acres

Assigned Market Value: \$45,000.00

THE GENERAL VICINITY

The subdivision, Bahamia, was developed by the Princess Realty Company. It is presently being developed by a company called Bahamia Service Company. It is essentially a residential area zoned for single family, duplex and multi-family. The new developers continue to maintain the area with respect to roads, garbage, water and sewerage services. Bahamia was planned to accommodate Freeport's middle class and upper middle class residents. Since then adjustments were made to reduce some lot sizes, and effect some zoning changes.

The subject section of the Bahamia Marina subdivision, is zoned for duplex developments. Individual lot development is occurring at a slow rate. There are quite a few occupied duplex buildings, single-family houses and buildings under various stages of construction within the immediate area of the subject lot. The remaining lot surfaces are consumed with Shrubbery and Pine trees.

All infrastructural facilities available in Freeport are accessible to the property in question. These include city running water, mains electricity, telephone and boosted television reception service, and paved roads.

The location of the area is attractive to most businessmen. It is less than four miles from downtown Freeport and just as close to the main Heavy Industrial Area and the Freeport Harbour.

THE SITE

Lot no.34, Block no.30, is located within the interior of the subdivision but near the eastern boundary of the Bahama Marina subdivision. The lot lies two lots north of the intersection of Stratford Way and Churchill Road (two neighborhood streets). Churchill Road is less than 200 yards north of Pinta Avenue, a collector street. The lot has four unequal sides to its configuration. Lot No.34 possesses a total road frontage of 97.9 feet, its rear boundary has a length of 70.42 feet, the western side boundary has a length of 150feet and the eastern side boundary has a length of 162 feet. These lot dimensions gives a total land area of 0.30 acres. The terrain is flat. Presently, only some underbush exist on the site. A temporary **boundary stake** was seen along the road boundary and a permanent boundary stake was seen at the rear boundary. (See photo)These stakes separated lots 34 and 35. The measurement between these stakes are similar to the measurements provided on the plot map.

Directions....When travelling west on Pinta Avenue from West Mall Drive, turn right on to Santa Maria Avenue, then turn first left onto Churchill Road, turn first right onto Stratford Way. The subject lot is the second lot on the right side of the street.

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 judgement 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 two-family residential development. Its geographical location is such that it enjoys peace and privacy and it 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 proposed development which will not maximize its potential.

LAND EVALUATION MARKET DATA APPROACH

The developers of this subdivision have recently stabilized their listed base value to one hundred and fifty thousand dollars (\$150,000.00) per acre for lots in the immediate vicinity without golf course frontage. Other features like positioning in the neighborhood, lot size, land elevation, lot configuration, etc. effect modifications to the value of the property. Not many lots are available in the subject vicinity. This, too, is beginning to affect land prices in a positive direction.

Reflecting these increases, Lot no.34, Block no.30, has an assigned value of Forty-five Thousand (\$45,000.00) Dollars.

Physical condition

To date the lot has not been 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 multi-family residential neighborhood.

Building sizes range from 2000 square feet to in excess of 4,500 square feet.

Replacement values on buildings (without land value) would range between \$175,000.00 and in excess of \$800,000.00.

ANALYSIS, CORRELATION and CONCLUSIONS

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

The cost approach is usually a useful guide to replacement value but gives no consideration to neighborhood influences. Unless comparable value and/or income value is known, one cannot determine whether a property is underdeveloped or overdeveloped.

The income approach, when available, serves as a good comparison with the cost approach when comparable sales data is not available.

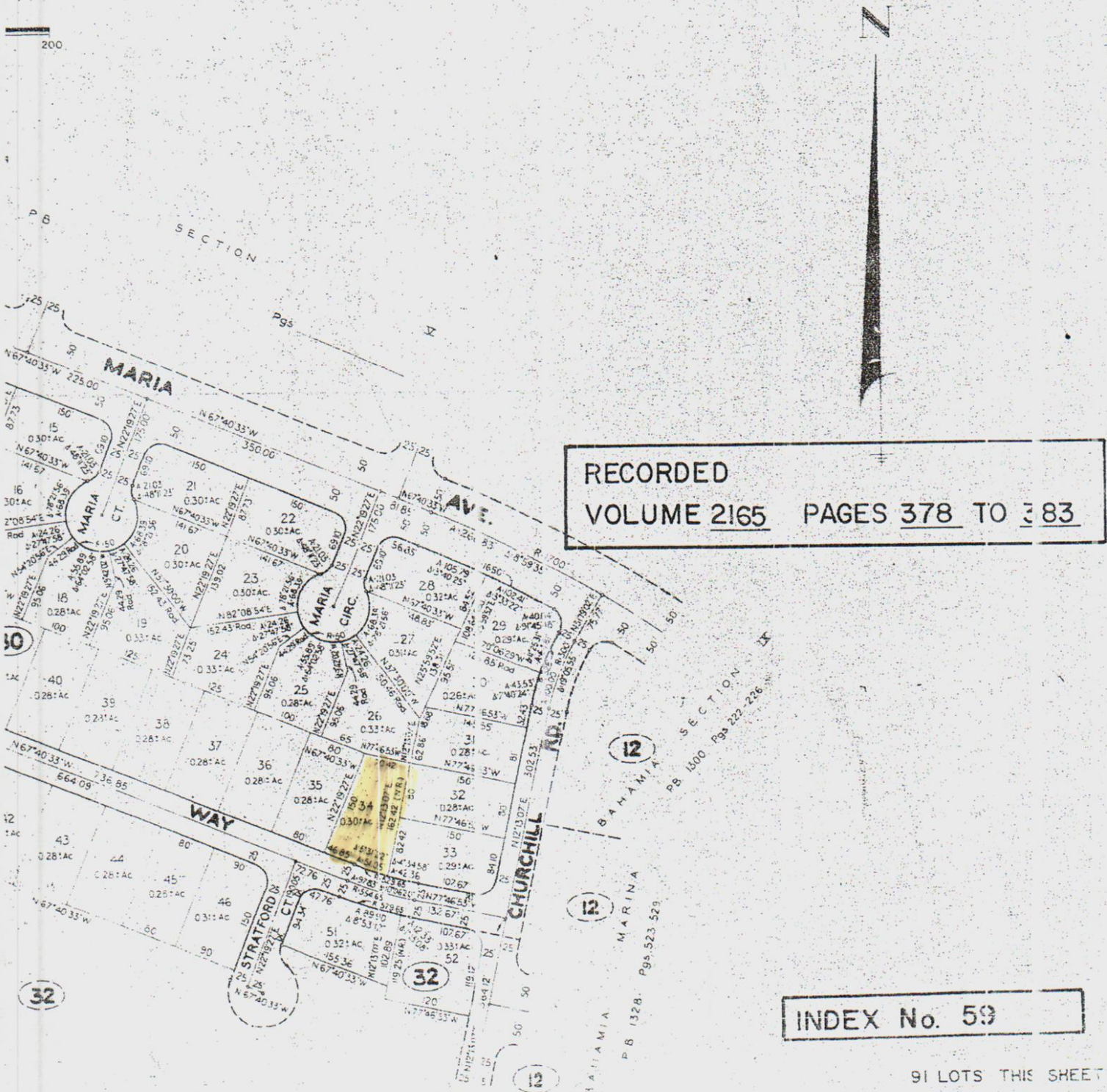
In the subject appraisal, because the comparable sales value, or value by market data is available, this serves as the most accurate of the three approaches to appraising. Consequently, the writer assigns the value from comparable sales, of **Forty-five Thousand (\$45,000.00) Dollars.**

Aston Jones

Sections of Marina & Section IX

EXHIBIT "D"
JOB No. - 17.214
SEPTEMBER 1973

N 15.000

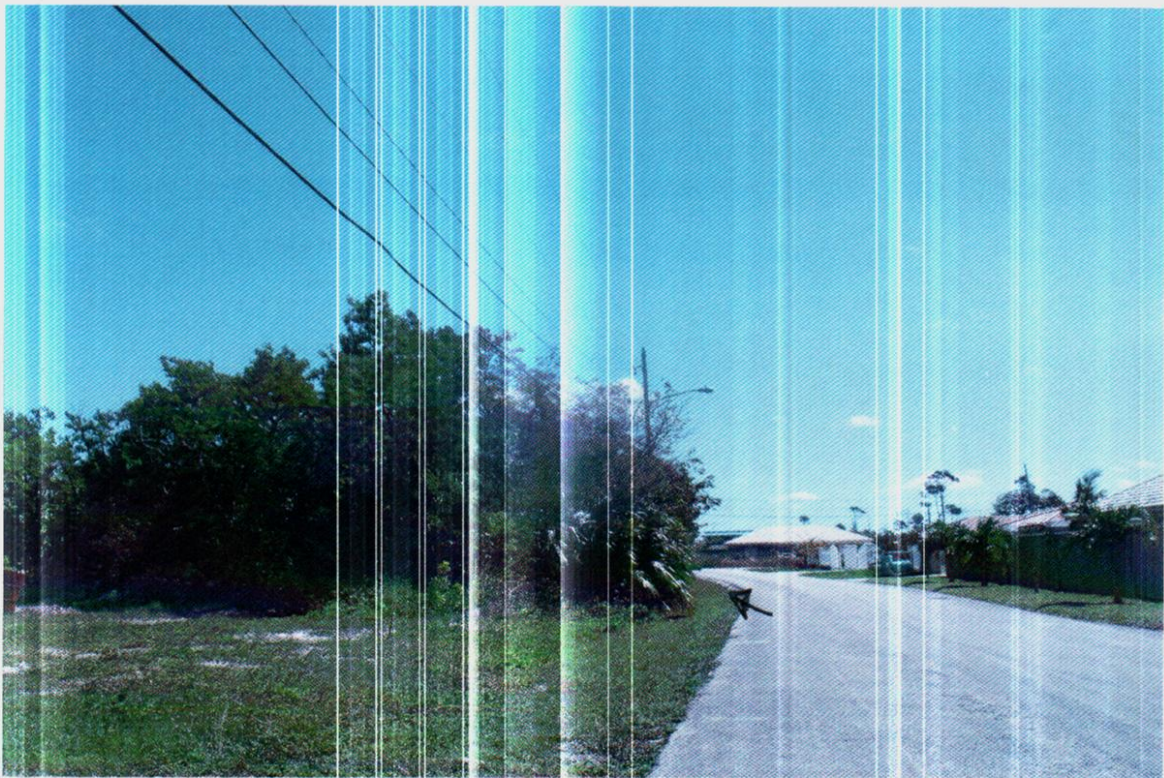


N 14.000

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91 LOTS THIS SHEET
SHEET 4 OF 4





Front
Boundary



Rear
Boundary
Stake