
APPRAISAL REPORT

OF

**VACANT LAND
LOT No. 2, BLOCK 4, CHAPPEL ROAD
BRISTOL BAY SUBDIVISION, UNIT 1
FREEPORT, LUCAYA**

PREPARED FOR:

FIDELITY BANK (BAHAMAS) LIMITED

AS OF:

MARCH 10th, 2012

PREPARED BY:

**BERT E. LIGHTBOURNE, PRRA, CCRA
PROFESSIONAL RESIDENTIAL REAL ESTATE APPRAISER
SUITE 8A, KIPLING BUILDING
P. O. BOX F- 40693
FREEPORT, GRAND BAHAMA
PHONE: (242) 352-4765
FAX: (242) 351-5590
E-mail: belight30@hotmail.com**

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Exhibit	“A”	Plot Plan
Exhibit	“B”	Photographs



COBERT MANAGEMENT & SALES LTD.

APPRAISAL CERTIFICATE

I hereby certify that upon application for valuation by:

FIDELITY BANK (BAHAMAS) LIMITED
FREEPORT, GRAND BAHAMA

The undersigned personally inspected the following described property:

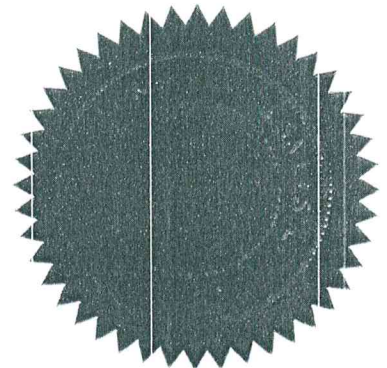
All that piece, parcel or lot of land known as LOT No. 2, Block 4, CHAPPEL ROAD, in the BRISTOL BAY SUBDIVISION, UNIT 1, located in the eastern section of the city of Freeport, Lucaya, Grand Bahama Island, an island in the Commonwealth of the Bahamas and recorded in the Registrar General's office, Nassau Bahamas.

And to the best of my knowledge and belief the statements contain in this report are true and correct, and neither the employment to make this appraisal nor the compensation is contingent upon the value reported, and that in my opinion the MARKET VALUE as of the 10th day of MARCH, 2012 is:

FORTY SEVEN THOUSAND DOLLARS (\$47,000)

The property was appraised as a whole, owned in fee simple title and unencumbered, subject to the contingent and limiting conditions outlined herein.

BERT E. LIGHTBOURNE, PRRA, CCRA
PROFESSIONAL RESIDENTIAL REAL ESTATE APPRAISER



PURPOSE OF APPRAISAL

The purpose of this appraisal is to estimate the market value of the property as to determine the feasibility of obtaining mortgage funds from a local financial institution using the subject property as collateral.

DEFINITION OF MARKET VALUE

Market value, as used in this report, is defined as:

The most probable price, in terms of money, which a property can bring in a competitive and open market under all conditions requisite to a fair sale, with a buyer and seller each acting prudently and knowledgeable and assuming the price is not affected by undue stimulus.

PROPERTY RIGHTS

The property rights being appraised are fee simple.

Fee simple is defined as:

The maximum possible estimate one can possess in real property. A fee simple estate is the least limited interest and the most complete and absolute ownership in land; is of infinite duration, freely transferable, and inheritable.

HIGHEST AND BEST USE

Highest and best use is defined by the Appraisal of Real Estate, published by the AMERICAN INSTITUTE OF REAL ESTATE APPRAISERS as: "The use that, at the time of appraisal, is the most profitable use". It may be also defined as: "The available use and program of future utilization that produces the highest present land value".

However, elements effecting value that depend upon events of combination of occurrences which, while within the realm of possibility, are not fairly shown to be reasonably probable, should be excluded from consideration, also if the intended use is depended on an uncertain act of another person, the intention cannot be considered.

Based on the above definition and after seeing the site, neighborhood, and area, it is my opinion that the present use of the subject property is its highest and best use.

CITY DATA

The city of Freeport is the main focus of development on the island of Grand Bahama, which is the fourth largest Island in the Bahamas archipelago and situated less than a hundred miles from the coast of Florida.

Development in Freeport commenced around 1955. The city covers an area of about 150,000 acres and has a population of approximately 45,000 people.

IN GENERAL....Freeport is a very desirable place to live in; the city is very well laid out and planned, and has extremely strict zoning codes that are strongly enforced. Areas are specifically allocated for light and heavy industry, and commercial and residential development. The residential areas are clearly defined, and very limited business activity is allowed to be conducted therein. Freeport is admired by visitors and residence alike for its very attractive appearance; the landscaped streets throughout the city are kept and maintained in manicured condition.

HOUSING.....A good variety of homes and apartment units are available in Freeport with prices ranging from \$85,000 to over \$4,000,000. Rentals (depending on size and location) can run from \$500 to over \$10,000.

SCHOOLS, CHURCHES, AND RECREATION.....Schools on the island range from kindergarten, elementary to high school and junior college, and include parochial schools, that are operated by the various churches, and a number of government operated, public schools. Churches on the island include most denominations such as Roman Catholic, Anglican Episcopal, Methodist, Lutheran, Presbyterian, Baptist, Seventh Day Adventist, and just Jewish to mention a few. For recreation most of the hotels have exercise rooms equipped with the most modern facilities, and in addition; swimming pools, tennis and volley ball courts are found on most of these properties. And above all, there are the many beautiful beaches. There is also a local Y. M. C. A. that is used by the general public for numerous sporting and recreational activities.

MEDICAL.....The Rand Memorial Hospital (75 to 100 beds) is the only hospital on the island, however there are an ample number of medical clinics and medical centers that provide medical and dental services. Extreme medical cases can be readily transported to hospitals in Florida, less than 100 miles away or to the hospital in Nassau.

CONCLUSION.....Freeport saw very rapid growth during its "hay day"; the late sixties and early seventies. However, from the mid-seventies and into the nineties a fluctuating down turn in the economy was experienced due to recessions throughout the western world. Finally there is evidence once again of a gradual growth trend, which is expected to continue for some time to come.

There are a number of investment projects in process, such as wet and dry docking facilities for ship repairs; a multi-million dollar container port that is now in its fourth phase, all at Freeport harbour. Among other industrial developments are: oil refining and storage facilities, pharmaceutical plants, plastic and construction products. And in the tourist sector, three hotels on the Lucayan Beach strip (Our Lucaya Hotels & Casino) have being re-built into a large 4-star complex. There are many other building projects including the re-development of the hotel properties in the Western end (WEST END) of the island (Old Bahama Bay Resort).

THE SUBDIVISION

The subject property is situated in the BRISTOL BAY SUBDIVISION, UNIT 1, in the eastern section of Freeport, Lucaya, Grand Bahama Island, just about ¼ mile from the Casuarina Bridge, and is located about 9.5 miles from the center of town. The subdivision is partially developed with up-scale Single-Family and multi-family dwellings and conducive to upper income families.

The AREA is fully serviced with utilities such as: power, paved streets, mains water, telephone and cable television.

THE SITE

The land is known as LOT No. 2, BLOCK 4. The corner lot is flat and generally rectangular in shape located in rather sloping terrain, having an area of approximately 16,800 sq. ft. or 0.386 acres. The lot is bordered on the north by lot 3, running about (140) feet, on the east by lot 18, running about (120) feet, on the south by lot 1, running about (140) feet; the subject lot fronts on the west by **CHAPPEL ROAD**.

ZONING

The property is located in an area zoned as "**MULTI-FAMILY-HIGH-RISE**".

AMENITIES

Distance to (in miles):

Down Town: 9.5 Hospital: 9.5 Airport: 10.05 Harbour: 14.8

Shopping: 5.8 Post Office: 9.5 High School: 6.2

VALUATION

The generally accepted method of obtaining the market value of a parcel of property is by the use of three approaches to value. These approaches are (a) the cost approach (b) the income approach and (c) the market comparison or 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 valuation and the purposes for which the appraisal is being made will be selected as the best indication of fair market value.

THE COST APPROACH is an excellent estimate if all the elements are figured accurately, because no prudent buyer will pay more for a property than the cost to produce a substitute property with equal desirability and utility. This approach is quite reliable for none income producing properties, however, in this case the cost approach carries less weight as we are dealing with vacant land, and value leans more towards the replacement cost and value of developed properties.

THE INCOME APPROACH is also quite a reliable estimate of value in reports such as this because it is based on the premise that there is a relationship between the income a property can earn and the property value. However this approach will only be necessary when the type of development is decided upon and projections and plans made for such development.

THE SALES COMPARISON OR MARKET DATA APPROACH depends on the availability of sales data which is sometimes not very feasible in very small markets like the present, because of the non availability of actual sales information. However when the two other approaches cannot be used this approach is the one accepted, as the estimate comes from the opinions of experience people in the field (real estate) which makes it the most reliable in this case.

MARKET STUDY

A study of lot prices in the general area, through local real estate brokers, revealed that lots of similar sizes have been listed between \$ 2.55 and \$ 3.00 per sq. ft., thus the appraiser puts a basic value on subject lot of \$ 2.80 per sq. ft. or $(\$2.80 \times 16,800) = \$47,040$.

MARKET VALUE

After completing a market study of the described area and comparables to the subject, over the last eighteen months, the appraiser puts a (rounded) MARKET VALUE on the said lot as of the 10th day of MARCH, 2012, of: **\$ 47,000.**

UNDERLYING ASSUMPTIONS AND LIMITING
CONDITIONS APPLICABLE TO THIS APPRAISAL

1. I assume no responsibility for matters legal in nature, nor do I render any opinion as to title, which is assumed to be marketable. The property is appraised as though under responsible ownership.
2. The legal description used herein is assumed, but is not guaranteed to be correct.
3. I have made no survey of the property, and the boundaries are taken from records believed to be reliable. The sketches in this report are included to assist the reader in visualizing the property, and no responsibility is assumed for their accuracy.
4. I am not required to testify or appear in court on matters contained herein, unless previous arrangements have been made.
5. The distribution of the total valuation in this report between land, and the separate valuation for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
6. I assume that there are no hidden or unapparent conditions of the property, subsoil or structures which would render it more or less valuable. I assume no responsibility for such conditions or for engineering which might be required to discover such factors.
7. The information, estimates, and opinions furnished to me and contained in this report were obtained from sources considered reliable and believed to be true and accurate. However, no responsibility for accuracy can be assumed by me.
8. This report is to be used in its entirety and only for the purpose for which it was rendered.
9. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser or the firm with which he is connected, or any reference to the AMERICAN INSTITUTE OF REAL ESTATE APPRAISERS and THE SOCIETY OF REAL ESTATE APPRAISERS or to the R. M. or S. R. A. designation) shall be reproduced, published, or disseminated to the public through advertising media, public relations media, news media, sales media, or any other public means of communication, without the prior written consent and approval of the appraiser.

CERTIFICATE OF APPRAISAL

This appraiser hereby certifies that:

1. I have no present or contemplated future interest the subject property.
2. I have no personal interest or bias with respect to the subject matter of this appraisal report or the parties involved. My findings are not based on the employment to make the appraisal or the compensation expected.
3. To the best of my knowledge and belief, the statements of fact contained in the appraisal report, upon which the analyses, opinions and conclusions expressed herein are based, are true and correct.
4. The appraisal report sets forth all the limiting conditions (imposed by the terms of my assignment or by the undersigned) affecting the analyses, opinions and conclusions contained in this report.
5. This appraisal report has been made in conformity with and is subject to the requirements of the code of professional ethics and standards of professional conduct of the appraisal organizations with which the appraiser is affiliated.
6. No one other than the undersigned prepared the analyses, conclusions and opinions concerning real estate that are set forth in this appraisal report.
7. Based upon the information contained in this report and upon my general experience as an appraiser, it is my opinion that the market VALUE as defined, of the subject property, as of the 10th day of MARCH, 2012 is:

FORTY SEVEN THOUSAND DOLLARS (\$47,000)



BERT E. LIGHTBOURNE, PRRA, CCRA
PROFESSIONAL RESIDENTIAL REAL ESTATE APPRAISER

QUALIFICATIONS OF APPRAISER

EDUCATION.....The appraiser holds an **ASSOCIATE OF ARTS DEGREE**, in Business Management, from the College of the Bahamas (COB) and completed the University of Miami, Senior Business Management Program.

CERTIFICATE: Principals and Practice of Real Estate, Florida International University.
CERTIFICATE: Real Estate Law, COB. **DIPLOMA: Professional Residential Real Estate Appraisals:** The National College of Appraisals and Property Management, Atlanta Georgia. (1993).

PROFESSIONAL MEMBERSHIPS.....Member: Bahamas Real Estate Association: License No. 215. **The American Society of Professional Real Estate Appraisers, Designation: (PRRA) Professional residential Real Estate Appraiser. National Society of Real Estate Appraisers, Designation: (CCRA) Certified Commercial Real Estate Appraiser.** Licensed by the Grand Bahama Port Authority, and insured by Lloyd's through Insurance Management Company, Nassau, Bahamas.

EXPERIENCE.....1966 – 1970 worked with CHASE MANHATTAN TRUST CORPORATION, as junior trust and custody officer, duties included the management of customers' investment portfolios. 1970 – 1976 LOWE'S PARADISE ISLAND HOTEL, Nassau and the HOLIDAY INN HOTEL, Freeport, Grand Bahama; Assistant to The Controller, duties included supervision of staff, and reporting of all revenue from Food & Beverage.

1976 to present: REAL ESTATE DEVELOPMENT, SALES AND APPRAISALS.
