

[REDACTED]
[REDACTED]
Sept. 20, 2013

**APPRAISAL REPORT
ON
RESIDENTIAL DEVELOPMENT
@
LOT NO.29 ,
HOLMES ROCK NORTH SUBDIVISION,
GRAND BAHAMA**

Requested by
FIDELITY BANK(BAHAMAS) LTD.
FOR

[REDACTED]
or the settlement of
Holmes Rock, Grand Bahama.

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 #29, in the Holmes Rock North Settlement on the island of 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.29, in the Holmes Rock North Settlement on the island of 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 20th Day of September, 2013, results in an appraised market value of **One Hundred and Forty-eight Thousand, Four Hundred and Eighty-five (\$148,485.00) Dollars.**

Respectfully submitted,
Aston Jones & Associates



Aston Jones
Licensed Real Estate Appraiser
MBREA

SUMMARY OF SALIENT FACTS & CONCLUSIONS

Subject Real Estate:	Lot #29, Holmes Rock North Settlement Grand Bahama.
Date of Appraisal:	20 th September 2013
Appraisal Requested by:	
Land Size:	0.45 acres
Replacement Value	\$148,500.00 (without land value and exterior Site improvements(for insurance purpose)
Cost	\$158,560.00
Assigned Market Value:	\$148,485.00

THE GENERAL VICINITY

The settlement of Holmes Rock lies in the western portion of the island of Grand Bahama, approximately 23 miles west of the city of Freeport.

This subdivision is zoned for single-family and duplex developments. It is middle-income, uptrend and generally well-maintained (although the road is in need of repair). It is about 3 miles from the main downtown shopping area in the Eight Mile Rock Settlement. There are a number of schools and churches within reasonable walking distance.

The immediate vicinity

This area is located on the northern side of the main thoroughfare (Queens Highway) which is adequately serviced by public transportation. There are several single family occupied buildings along both sides of the street.

Infra-structural facilities which include paved roads, mains electricity, telephone lines and cables carrying boosted television reception are readily available to the individual lots in the subject neighborhood. City running water is not available. The residents use electrical pumps to obtain water from the ground.

THE SITE

The subject real estate is addressed at Lot no. 29, Holmes Rock North Subdivision. The lot fronts along the north side of a minor road called Reservation Road. The land contains a single-storey house. The site's positioning in the neighborhood is estimated to be less than 200 yards to the north of Queens Highway.

Directions.....travel west along Queens Highway from the Freeport area towards West End Grand Bahama, then turn right into the last entrance to Grand Bahama East Section A Subdivision, then turn first left onto Reservation Road and the subject lot is the 35 lot on the right hand side of the street.

Individual lot development in the immediate vicinity is slow. The area contains several occupied developments. A number of vacant lots with surfaces containing the mature growth of natural vegetation also exist.

The terrain of the lot is flat. The configuration is rectangular, with a width of 100 feet, and with a depth of 200 feet. These lot dimensions give a land area of 19,602 square feet or 0.45 acres.

A gravel driveway leads from the adjacent road to the front elevation of the house
A few tropical plants and a few fruit trees are about the yard.

BUILDING DESCRIPTION (single-family house)

The subject building is a single-storey masonry structure built using the conventional concrete block system typical to Freeport, Grand Bahama.

The structure has a rectangular configuration with a protruding porch in the front elevation. The structural bearing walls of the main structure support a hip roof, covered with seamed metal as the final roof covering. Natural lighting and ventilation are provided by hurricane impact windows and exterior doors.

The structure occupies an area of one thousand five hundred (1,500 sq. ft.) square feet. This space subdivides to accommodate a living and dining room, a kitchen, three bedrooms, two bathrooms and a laundry area. In addition there is the porch with an area of 400 square feet.

INTERNAL FINISHES

WALLS:

Partitions are constructed of timber studs and cladded with drywall board. Most of the wall surfaces wear a smooth hardcote veneer plaster finish. The potentially wet areas in the bathroom are protected with ceramic tiles.

CEILINGS:

The ceilings are cladded with drywall board attached to the underside of the flat bottom chords of the timber roof trusses. Most of them wear a textured plaster finish. The ceiling above the carport is cladded with t and g boards.

FLOORS:

The majority of the reinforced concrete floor surfaces are dressed with hardwood. Ceramic tiles are used as final floor covering in the bathrooms, while the floor surface of the porch remains as exposed concrete.

OTHER FEATURES

Kitchen cabinets and bathroom vanities are built of wood with granite counter tops. Electrical and plumbing fixtures are of standard types. A central air-condition system is installed.

There are 12 feet high ceilings in the living, dining and kitchen, but 10 feet high ceilings in the remainder of the house. Interior doors are eight (8) feet high by three (3) feet wide. Double French doors lead to the exterior of the house via the living room and dining room.

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 has mixed zoning.

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VALUE OF IMPROVEMENTS - COMPARABLE SALES APPROACH

AREA VALUES

The real estate in question is situated in a mixed zoning neighborhood. Building sizes range from 700 square feet to in excess of 2,500 square feet. Reproduction values on buildings (without land value) would range between \$40,000.00 and \$350,000.00.

COMPARABLE VALUES

An analysis made from selling transactions carried out through real estate brokers in the present economy results in a unit value ranging between \$95.00 and \$100.00 per square foot for houses in the neighborhood. The unit value reflects the land and its site development with regard to landscaping typical to the area. Using an effective house area of 1,563 square feet and an assigned unit value of \$95.00/sq.ft. gives an over all value of **One Hundred and Forty-eight Thousand, Four Hundred and Eighty-five (\$148,485.00) Dollars.**

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.

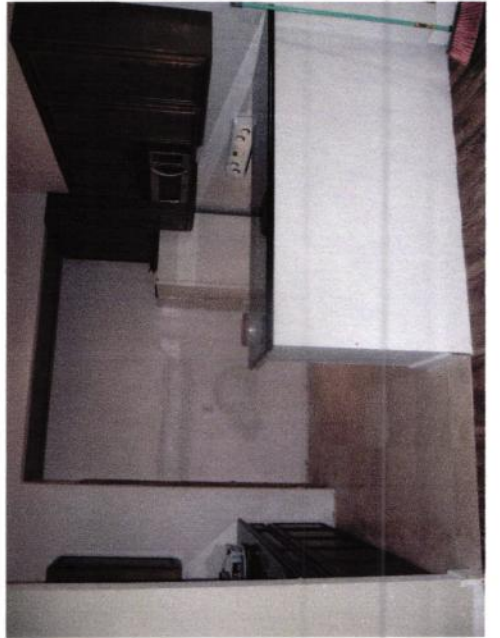
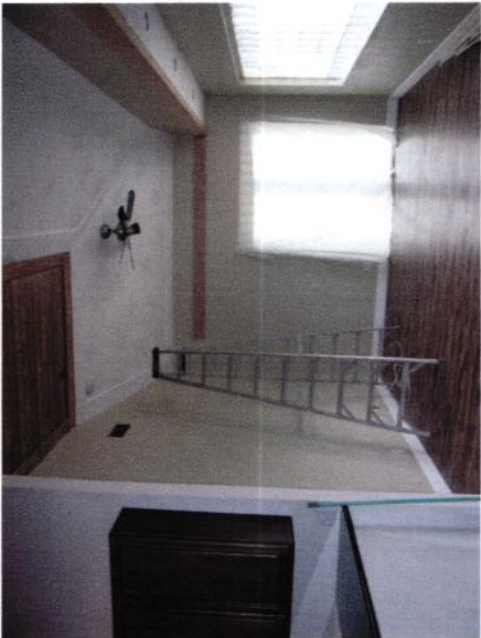
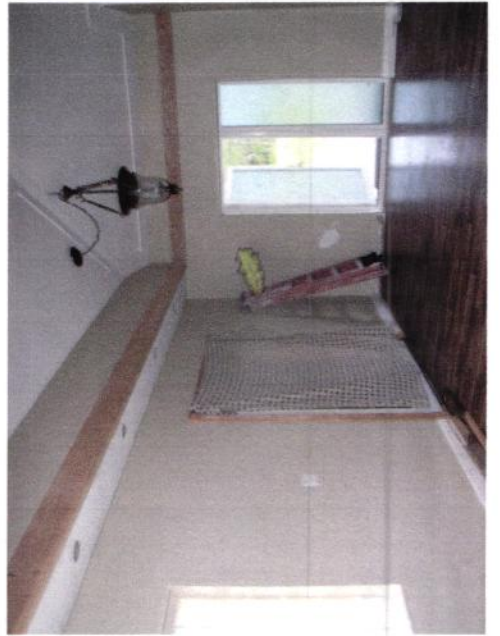
The income approach, when available, serves as a good comparison with the cost approach when comparable sales data is not available.

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 reproduction cost of **One Hundred and Forty-eight Thousand, Four Hundred and Eighty-five (\$148,485.00) Dollars.**



Aston Jones



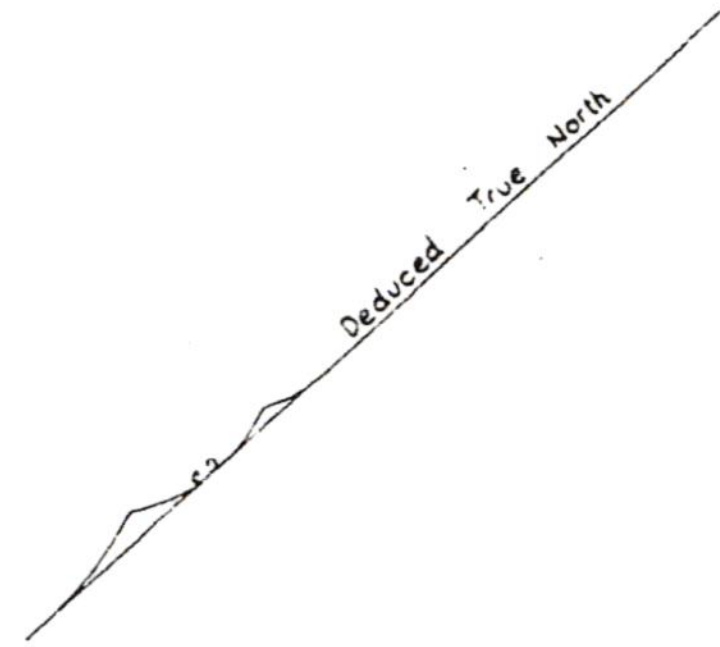


HOLMES ROCK NORTH SUBDIVISION

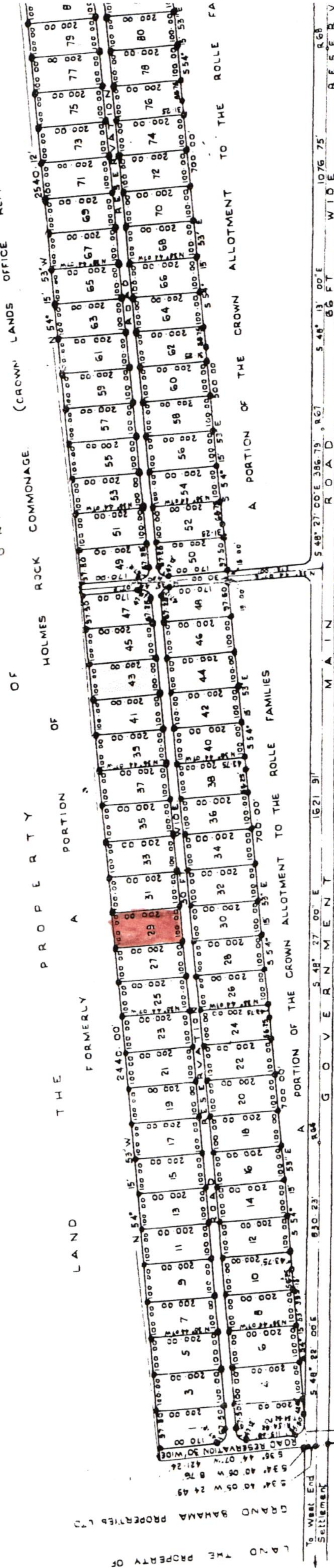
PLAN SHOWING A SUBDIVISION OF A PORTION OF
 A TRACT OF LAND FORMERLY KNOWN AS HOLMES ROCK COMMONAGE
 SITUATE IMMEDIATELY TO THE NORTH EAST OF HOLMES ROCK SETTLEMENT,
 GRAND BAHAMA ISLAND THE BAHAMAS.

SCALE: 1" = 200'

Steel pipe set in concrete shown thus —
 Stations shown thus — refer to Plan No. 640
 All curves are to a 30ft radius unless sh



BAHAMA LANDS OFFICE (CROWN LANDS OFFICE REF. B-144)
 GRAND BAHAMA ISLAND THE BAHAMAS



HOLMES ROCK SETTLEMENT - A PORTION OF THE CROWN ALLOTMENT TO THE ROLLE FAMILIES

Recorded in the Crown Lands Office at 11
 of Nassau Engineering Land numbered
 36584 of September 1962
 A. G. Sangster

Surveyed by L.G. Sangster
 G. G. Sangster