

Comparable Land Lease # 1

Location : 230 Federico Costa Street
Hato Rey (Tres Monjitas) Industrial Subdivision
Hato Rey, Puerto Rico

Cadastral Id. Number : 062-000-005-54-001(Part)

Lessor (Landlord) : 419 Ponce de León, Inc.

Lessee (Tenant) : Best Buy Stores Puerto Rico, LLC

Date of Lease : February 1, 2007

Area of Parcel : 12,270.00 Square Meters

Term of Lease : 20 years plus two extensions of 5 years each

Lease Terms : Net to Lessor

Rent

Years 1 through 5	: \$1,500,000.00
Years 6 through 10	: \$1,600,000.00
Years 11 through 15	: \$1,700,000.00
Years 16 through 20	: \$1,800,000.00
Years 20 through 25	: \$1,900,000.00
Years 25 through 30	: \$2,000,000.00

Physical Data

Topography	: Level
Configuration	: Rectangular
Flood Zone Classification	: Zone X -Shaded (Area of 500-year flood)
Zoning	: Commercial (C-3)
Utilities	: All available to site

Legal Data : Deed of Ratification & Conversion of Lease to Public Instrument - Deed #2 before Miguel E. Del Valle Rexach, Esq.

Recording Data : Diary 1065 / Page 1165 / Property 22437 of San Juan Inscription #7

Highest and Best Use : Commercial

Intended Use : Retail - Construction of a 50,000-s/ft two story store and a 400-space structural parking garage by tenant

Verification Source : Registry of the Property Records

Comparable Land Lease # 2

Location	:	Southern Marginal Street to Kennedy Avenue. Km. 2.2 San Juan Bay Industrial Subdivision, San Juan, Puerto Rico
Cadastral Id. Number	:	062-016-751-13 & 04 - 000
Lessor (Landlord)	:	Parapiezas Corporation
Lessee (Tenant)	:	Wal-Mart Puerto Rico, Inc.
Date of Lease	:	Negotiation June 2006 / Signed January 2009
Area of Parcel	:	35,838.47 Square Meters
Term of Lease	:	20 yrs plus eight 5-yr renewal options (60 years total)
Lease Terms	:	Net to Lessor
Rent		
First Year's Basic Rent	:	\$1,400,000.00
Annual Increases	:	2% Yrs. 2 to 10 2.5% Yrs 11 - 20 3% at renewal
Physical Data		
Topography	:	Level
Configuration	:	Rectangular
Flood Zone Classification	:	Zone AE - (Special Flood Hazard Area inundated by the 100-year flood; base flood elevations are determined)
Zoning	:	Commercial (C-2) through endorsements (Originally I-2)
Utilities	:	All available to site
Legal Data	:	N/A
Recording Data	:	Not Recorded
Highest and Best Use	:	Commercial (C-2)
Intended Use	:	Retail - Construction of a 133,000-s/ft retail store, plus structural and surface parking
Verification Source	:	Municipality of San Juan / Planning and Permits Office
Comments	:	Transaction refers to a ground lease for the construction of a Sam's Club retail store. Landlord provided grading and utility connection lines for tenant's use. Sam's Club, the

Summary and Analysis of Comparable Data

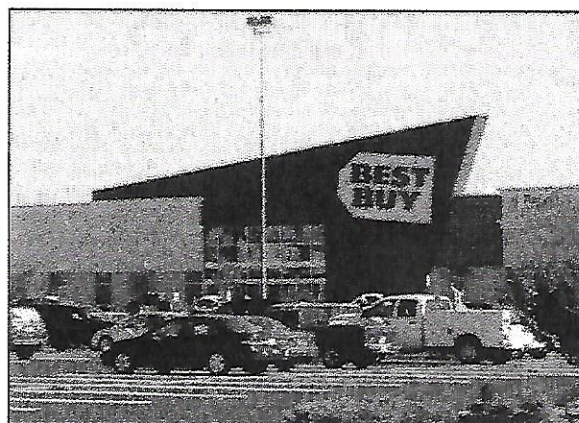
The table that follows summarizes the selected market transactions, considered to be relevant for the appraisal of the subject property.

SUMMARY OF COMPARABLE GROUND LEASE TRANSACTIONS			
	Subject	Transaction #1	Transaction #2
Location	PR National Guard Armory FD Roosevelt	BestBuy Store 230 Federico Costa St	Sam's Club Store Kennedy Avenue
Municipality	Hato Rey, PR	Hato Rey, PR	San Juan, PR
Date of Sale	Not Applicable	February-07	January-09
Sale Price	Not Applicable	\$19,750,000	\$17,500,000
Area of Parcel (sq. mts.)	44,181.27	12,270.00	35,838.47
Term of Lease	Not Applicable	20 yrs + Renewal Options	20 yrs + Renewal Options
Annual Basic Rent	Not Applicable	\$1,500,000	\$1,400,000
Operating Expenses	N/A	By Tenant	By Tenant
Construction of Facilities	N/A	By Tenant	By Tenant
Site Physical Characteristics			
Configuration	Rectangular	Rectangular	Rectangular
Topography	Level	Level	Level
Utilities	All	All	All
Zoning	Assumed Commercial	Commercial	Commercial - Through Endorsements
Commercial Traffic Exposure	Excellent	Good	Average
Flood Zone Classification	Zone AE	Zone X - Shaded	Zone AE
Highest & Best Use	Commercial - Retail	Commercial - Retail	Commercial - Retail

Comparable transaction (Ground Lease)

#1 refers to a ground lease of a commercial lot, located at Federico Costa Street, in the general neighborhood of the subject. The property is located one lot north of the intersection of Carlos Chardon and Federico Costa Streets, across Las Americas Expressway from Plaza Las Americas Mall.

The comparable site is a two corner commercial lot that is now improved with a Best Buy store and parking garage. Except for size, this property is very comparable to the subject, as both are influenced by Plaza's client pull.



The 12,270 square meter lot was leased for a 20-year term and two renewal options of five years each, with step-up rents starting at \$1,500,000 and increasing by \$100,000 every five years. The lease is net, with the tenants paying for all operating expenses. In addition all construction and maintenance costs of the improvements are paid by the tenant.

Land Sale # 1

Location : Lot #1 Federico Costa Street
Hato Rey (Tres Monjitas) Industrial Subdivision
Hato Rey, Puerto Rico

Cadastral Id. Number : 062-000-005-42-001

Seller : Westernbank

Buyer : Universidad Interamericana de Puerto Rico

Date of Sale : April 30, 2008

Area of Parcel : 6,968.24 Square Meters (Refer to Comments Below)

Sale Price
Total Recorded Price : \$11,250,000.00
Attributable to Improvements : -700,000.00
Attributable to Land : \$10,550,000.00 (Refer to Comments Below)

Unit Price for Site : \$1,514.45 per square meter

Physical Data
Topography : Level
Configuration : Rectangular
Flood Zone Classification : Zone X (Minimal Floor)
Zoning : Commercial (C-3)
Utilities : All available to site

Rights Transferred : Fee Simple

Conditions of Sale : Buyers owns adjacent property. Plottage consideration is considered to exist

Financing Terms : Cash to seller

Legal Data : Deed # 10 - Luis F. Carlo Mendoza, Esq.

Recording Data : Diary 1070 / Page 1426/ Property 31,051 of San Juan Inscription #7

Highest and Best Use : Commercial

Intended Use : Surface Parking and General Uses Building

Verification Source : Registry of the Property Records and buyers representative.

Land Sale # 2

Location : Site of Proposed Metro City Village at Plaza 18
Roberto H. Todd Ave., corner of Corchado St.,
Santurce, Puerto Rico

Cadastral Id. Number : 040-068-143-07/08 (Part)

Seller : 3R Group Corporation

Buyer : Wal-Mart of Puerto Rico, Inc.

Date of Sale : February 2011

Area of Parcel : 8,168.77 Square Meters

Price : \$10,000,000.00

Unit Price for Site : \$1,224.17 per square meter

Physical Data

Topography : Level

Configuration : Rectangular

Flood Zone Classification : Zone AE

Zoning : Commercial ZU-G5

Utilities : All available to site

Conditions of Sale : Typical

Financing Terms : Cash to seller

Legal Data : N/A

Recording Data : N/A

Highest and Best Use : Commercial (Retail)

Intended Use : Construction of a retail store

Verification Source : Registry of the Property Records

Comments : This transaction refers to a section of an 11,979.5 square meter lot acquired by Wal-Mart for the construction of a retail center. The parcel has approvals for the development of a residential multifamily and commercial project, as per case # 07AA2-CET00-02118 dated September 12, 2007.

Land Sale # 3

Location : Site of a new Walgreen Store at the southwest corner of Roberto H. Todd and Fernandez Juncos Avenues, San Juan, Puerto Rico, Puerto Rico

Seller : Wal-Mart Puerto Rico / Mr. Israel Lopez / Ms. Gloria Boneta

Buyer : Megaton Investment Group

Date of Sale : April 2008 / February 2009 / February 2009

Area of Parcel : 5,151.97 square meters

Price : \$6,300,000.00

Unit Price for Site : \$1,223 per square meter

Physical Data

Topography : Level

Configuration : Rectangular

Flood Zone Classification : Zone X (Minimal Floor)

Zoning : Commercial (C-3)

Utilities : All available to site

Legal Data : Deed #19, Juab Salichs Pou, Esq.
Deed # 2, Angel Cabán Bermudez, Esq.
Deed #4 Jose Davila Rodriguez, Esq.

Recording Data : Properties 4,794 / 4,170 / 4,406

Highest and Best Use : Commercial

Intended Use : Retail - Construction of a Walgreens Store

Verification Source : Registry of the Property Records

Comments : The properties are now improved with a recently constructed Walgreens store. The existing improvements at the date of acquisition were all demolished by the buyer at an estimated cost of \$150,000

Land Sale # 4

Location	:	F. D. Roosevelt Avenue corner Chile St. Hato Rey Sector San Juan, Puerto Rico, Puerto Rico
Seller	:	Government Development Bank for Puerto Rico
Buyer	:	Iglesia Cristiana El Sendero de la Cruz
Date of Sale	:	August 20, 2010
Area of Parcel	:	2,922.32 square meters
Price	:	\$3,125,000.00
Unit Price for Site	:	\$1,069.36 per square meter
Physical Data		
Topography	:	Level
Configuration	:	Rectangular
Flood Zone Classification	:	Zone X (Minimal Floor)
Zoning	:	Commercial (C-2)
Utilities	:	All available to site
Legal Data	:	Deed #18, before Rodney W. Colon Ortiz, Esq.
Recording Data	:	Diary 1074 / Entry 178 / Property 5,558
Highest and Best Use	:	Commercial
Intended Use	:	Parking for adjacent religious facility
Verification Source	:	Registry of the Property Records
Comments	:	Buyer is the owner of the adjacent property and acquired the site to be used as parking. Plottage consideration might be present.

Summary and Analysis of the Data

The table that follows summarizes the selected market transactions:

Land Sales Summary					
	Subject	Sale #1	Sale #2	Sale #3	Sale #4
Location	FD Roosevelt & Plaza Las Americas Avenue Hato Rey Sector San Juan, PR	Federico Costa St. Hato Rey Sector San Juan, PR	Robert H. Todd Ave. Santurce Sector San Juan, PR	Fernandez Juncos Ave. Santurce Sector San Juan, PR	FD Roosevelt Ave. Hato Rey Sector San Juan, PR
Date of Sale	N/A	4/30/2008	2/1/2011	2008/2009	8/20/2010
Price	N/A	\$10,550,000	\$10,000,000	\$6,300,000	\$3,125,000
Area of Parcel (sq. mt)	44,181.27	8,968.24	8,169.77	5,151.97	2,922.32
Unit price (P/mc)	N/A	1,514.01	1,224.17	1,222.83	1,069.36
Location	Destination Location	Inferior	Similar	Similar	Inferior
Commercial Traffic Exposure	Excellent	Inferior	Similar	Similar	Inferior
Size		Significantly Smaller	Significantly Smaller	Significantly Smaller	Significantly Smaller
Street Frontage	Excellent	Significantly Inferior	Similar	Similar	Inferior
Configuration	Rectangular	Similar	Similar	Similar	Similar
Topography	Level	Similar	Similar	Similar	Similar
Flood Zone Classification	Zone AE	Superior	Similar	Similar	Similar
Highest and Best Use	Large Retail Outlets	Small Retail	Small Retail	Small Retail	Small Retail

Transaction #1 refers to a property located adjacent to the Interamerican University Law School at Federico Costa Street in Hato Rey. This is an interior rectangular lot that contains a 17,600 square foot structure, which the buyer intends to improve and use.

Of the \$11,250,000 total sale price, we allocated \$700,000.00 to the existing improvements, so \$10,550,000 is attributable to the 6,968 square meter lot. The resulting unit price is \$1,514 per square meter. In the analysis of this transaction we have considered the fact that the buyer also owns the adjacent property, so a plottage consideration could have been present in the final transaction price.

Transaction #2 refers to a two-corner lot located at site of the former Plaza 18 shopping center in Santurce. The 8,169 square meter lot was acquired for the development of a two story retail store by Wal-Mart. This transaction refers to a portion of the 12,000 square meter larger parcel where a high rise condominium is proposed for construction. Originally, the proposed retail store was to be constructed at ground level and then followed by the condominium building above. However, the current version of the project includes a two story retail store with the condominium building next to it, according to reported news.

Transaction #3 refers to another retail location almost fronting transaction #2. This property results from the grouping of three adjacent lots that were cleared of old and dilapidated structures for the construction of a Walgreens store. The reported demolition cost of the structures amounted to \$150,000, a figure that increases the acquisition price of the lot to \$1,250 per square meter.

Transaction #4 refers to a smaller lot located just off the Hato Rey financial center, fronting FD Roosevelt Avenue. The property fronts the avenue but has access through a rear street. It was purchased by the owners of an adjacent church to improve parking capacity.