

SITE SALE NO. 1

Location	:	Site of a proposed Quantum Metro Center Mixed Use Commercial/Residential Project West of Sotomayor Street and South of Chardón Avenue Hato Rey Ward, San Juan, Puerto Rico
Grantor	:	Banco Popular de Puerto Rico
Grantee	:	Quantum Metro Center
Date of Sale	:	April 14, 2004
Site Area	:	12,099.6205 square meters or 3.0785 cuerdas
Sale Price	:	\$14,700,285
Price per Sq. Mt.	:	\$1,214, say \$1,215
Zoning	:	C-3 (commercial) & Urban Train (TU)
No. of Residential Units	:	260 (including 100 hotel rooms)
Legal Data	:	Deed no. 54, before Ricardo Melendez Sauri, Esquire
Terms of Sale	:	Cash to Seller

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SITE SALE NO. 2

Location	:	Two adjoining sites of the former Public Commissions Offices Property Proposed Mixed Use Commercial/Residential Projects To be known as Acqua Luna and Acqua Blue Northwest corner of Muñoz Rivera and Prudencio Rivera Avenues intersection, Hato Rey Sector , San Juan
Grantor	:	The Titan Group, Inc.
Grantee	:	A-Pancar Development Corporation B- Acquacity Developers Inc.
Date of Sale	:	A-May 10, 2005 B-June 29, 2005
Sites Area	:	A- 6,690.845 square meters <u>B- 8,129.688 square meters</u> 14,820.533 square meters (total)
Sales Price	:	A- \$10,114,903 B- <u>\$12,000,000</u> \$22,114,903 (total)
Price per Sq. Mt.	:	A- \$1,511.75, say \$1,510 B- \$1,476.07, say \$1,475
Average Price per Sq. Mt.	:	\$1,492, say \$1,490
Zoning	:	Assuming approvals
No. of Residential Units	:	570
Legal Data	:	A- Deed no. 62 before Luis Oscar Berrios Orlandi, Esquire B- Deed no. 82 before Luis Oscar Berrios Orlandi, Esquire
Terms of Sale	:	A- Seller financing & B- Cash to Seller
Comments	:	A-This transaction includes a \$5,212,893 down payment, with the balance of \$4,902,000 payable at or before the fifth anniversary (May 10, 2010), accruing simple interest at 6% per year.

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SITE SALE NO. 3

Location	:	Site of a proposed Mixed Use Commercial/Office and Residential Project Parcels A, B & C current Site of Pier 10 Fernández Juncos Avenue Puerta de Tierra Ward, San Juan, Puerto Rico
Grantor	:	Inmobiliaria Serena Inc. & Plataforma Muelle No. 10
Grantee	:	Lebrón Developers
Date of Sale	:	June 28, 2005
Site Area	:	10,833.40 square meters
Sales Price	:	\$11,220,000
Price per Sq. Mt.	:	\$1,035.68, say \$1,035
Zoning	:	CT-3 (commercial /tourist)
Source	:	Buyer
Legal Data	:	Deed no. 22 before Juan Santos Berrios, Esquire
Terms of Sale	:	Cash to Seller

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SITE SALE NO. 4

Location : No. 113 of Chardón Street
Behind the Jose Miguel Agrelot PR Coliseum
Hato Rey Ward, San Juan, Puerto Rico

Grantor : Banco Popular de Puerto Rico

Grantee : Chardón Plaza, Inc.

Date of Transaction : December 22, 2005

Site Gross Area : 13,772.48 square meters or 3.504 cuerdas

Site Net Usable Area : 10,272 square meters or 2.613 cuerdas

Sales Price : \$15,160,000

Price per Sq. Mt. (gross) : \$1,100.74, say \$1,100

Price per Sq. Mt. (net) : \$1,475.85, say \$1,475

Zoning : C-3 (commercial) & Urban Train (TU)

HUD Flooding Insurance Classification : Zone A-1 & B (floodable and moderate)

Data Source : Seller

Legal Data : Deed no. 4 before Oscar Gonzalez Badillo, Esquire

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SITE SALE NO. 5

Location : Convention Center Parcel C
Site of a proposed Plaza CCD Condominium
Mixed Use Residential and Commercial/Office Project
City block formed by Fernández Juncos Avenue, Baldorioty
de Castro Boulevard, Paseo Street and Center Street
Puerto Rico Convention Center project
Tras Miramar Sector, Santurce Ward, San Juan

Grantor : Convention Center District Authority

Grantee : Plaza CCD Development Corp.

Date of Sale : May 1, 2006

Site Area : 9,890.98 square meters or 2.5165 cuerdas

Sales Price : \$7,750,000

Price per Sq. Mt. : \$783.54, say \$785

Zoning : Master plan development

Legal Data : Deed no. 6 before Guillermo Pico Gomez, Esquire

Terms of Sale : This property was optioned (development bid option agreement) back on March 10, 2005 with a down payment of \$775,000 with the remaining \$6,975,000 amount paid at the closing.

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SITE SALE NO. 6

Location	:	Fronting Ponce de León and Muñoz Rivera Avenues between FD Roosevelt and Eleanor Roosevelt Avenues Hato Rey Ward, San Juan, PR
Grantor	:	Mental Health and Anti-Addiction Services Administration
Grantee	:	Puerto Rico Infrastructure Financing Authority (PRIFA) with the property subsequently transferred to the Government Development Bank for Puerto Rico (GDB)
Date of Transaction	:	May 25, 2006
Site Area	:	10,297.46 square meters
Sales Price	:	\$17,260,000
Price per Sq. Mt.	:	\$1,676, say \$1,675
Zoning	:	C-3 (commercial) & Urban Train (TU)
HUD Flooding Insurance Classification	:	Zone X (minimal floodable area)
Source	:	Buyer
Legal Data	:	Deed no. 13 before Loyda E. Rivera Torres, Esquire
Comments	:	A high density project is proposed within this site.

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SITE SALE NO. 7

Location	:	Southeast corner of SR-21 and the marginal street to Martinez Nadal Expressway (SR-20) Monacillos Ward, San Juan, PR
Grantor	:	Junco Steel Corporation
Grantee	:	TV Development Corp.
Date of Transaction	:	April 13, 2007
Site Area	:	13,840.32 square meters
Sales Price	:	\$13,000,000
Price per Sq. Mt.	:	\$939.28, say \$940
Zoning	:	I-1 (light industrial), Residential (R-4) and TU (Urban Train)
HUD Flooding Insurance Classification	:	Zone X (minimal floodable area)
Source	:	Seller
Legal Data	:	Deed no. 64 before Cesar Matos Bonet, Esquire
Comments	:	A high density project is proposed within this site.

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SITE SALE NO. 8

Location : Site of the proposed San Juan Bayside
Mixed-Use Residential, Commercial Project
Street A of Hoare Industrial Area just off the marginal street
to the Munoz Rivera Expressway
Next to the (Villa Pesquera) Fishing Center Facility
Tras Miramar Sector, Santurec Ward, San Juan, PR

Grantor : Municipality of San Juan

Grantee : Bayside Development, Inc.

Date of Sale : June 28, 2007

Site Area : 22,212.92 square meters

Sales Price : \$25,545,000

Price per Sq. Mt. : \$1,150

Zoning : I-1 (light industrial) and DR-RD-1

**HUD Flooding Insurance
Classification** : Zone X (minimal floodable area)

Source : Seller

Legal Data : Deed no. 2 before Carlos David Rodriguez Bonets, Esquire

Comments : A high density mixed-use project comprising 535 apartment
units, 30,000 sq. ft. of commercial-retail space with
supporting parking is proposed within this site. A marina is
also under consideration for this project.

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SITE (Bid Option) SALE NO. 9

Location : Former Metropolitan Shopping Center
Site of a proposed Mix Use
Residential, Commercial & Office Project
Southwest corner of F.D. Roosevelt and Muñoz Rivera
Avenues, adjacent to the Roosevelt Station
Hato Rey Sector, San Juan

Grantor : TU

Grantee : Tres Rios Company

Date of Sale (Bid Option) : December of 2004

Approximate Site Area : 16,560 square meters or 4.21 cuerdas

Sales Price : \$15,000,000

Price per Sq. Mt. : \$905.79, say \$905

Zoning : C-3 & TU

Data Source : Seller

Comments : A mixed use project combining 304 apartment units, 328,000 sq. ft. of office and 70,000 sq. ft. of commercial-retail with supporting parking space is proposed within this site.

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SITE (Option) SALE NO. 10

Location	:	Site of the Proposed Galería Chardón Project Lot no. 9 located in between Chardón Avenue and Camuñas Street, Hato Rey Norte Ward San Juan, Puerto Rico
Grantor	:	MACAM, SE
Grantee	:	F.F Partners, LLC
Date of Sale (Option)	:	June 27, 2006
Site Area	:	8,355 square meters
Sales Price	:	\$12,500,000
Price per Sq. Mt.	:	\$1,496, say \$1,500
Zoning	:	C-3 (commercial)
HUD Flooding Insurance Classification	:	Zone X (minimal floodable area)
Source Data	:	Buyer
Comments	:	A 256 unit high rise condominium project is proposed in this site.

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SITE (Bid Option) SALE NO. 11

Location : Convention Center Parcel D
Site of a proposed Mixed-Use Residential and
Commercial Project
City block formed by the intersection of Fernández Juncos
Avenue, Baldorioty de Castro Boulevard and Center Street
Puerto Rico Convention Center Project
Tras Miramar Sector, Santurce Ward, San Juan

Grantor : Convention Center District Authority

Grantee : Confidential

**Date of Bid Option
(Development Agreement)** : September of 2007

Site Area : 9,042.84 square meters or 2.30 cuerdas

Sales (Bid Option) Price : \$14,000,000

Price per Sq. Mt. : \$1,548.18, say \$1,550

Zoning : CT-2 (commercial/tourist) within the CCD master plan
development.

Data Source : Confirmation with seller and buyer

Terms of Sale : This property was optioned (development bid option
agreement) on September of 2007 with the closing scheduled
by end of 2008.

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SUMMARY OF SITE TRANSACTIONS

Sale No. / Street Location	Sector	USE/PROJECT	Date of Sale	Area in S/M	Price / \$M
1- Chardón Ave. and Sotomayor Street	Hato Rey	Proposed Mixed Use Comm./Residential	4/2004	12,099	\$1,215
2- Muñoz Rivera Ave. & Arterial B Street intersection	Hato Rey	Proposed Mixed Use Comm./Residential	5 & 6/2005	14,820	\$1,490
3- Site of Pier 10, Fernández Juncos Avenue, Puerta de Tierra Sector	San Juan	Proposed Mix Use Comm./Office & Res.	6/2005	10,833	\$1,035
4- No. 113, Chardón Avenue	Hato Rey	Interim Parking	12/2005	13,772	\$1,100
5- Parcel C of Puerto Rico Convention Center Project	PRCCD, Miramar	Proposed Mixed Use Comm./Residential	5/2006	9,890	\$785
6- Ponce de León and Muñoz Rivera Avenues	Hato Rey	Proposed High Density	5/2006	10,297	\$1,675
7- Southeast corner of SR-21 and the Marginal street to Martínez Nadal Expressway	Monacillos, SJ	Proposed High Density Project	4/2007	13,840	\$940
8- Street A Hoare Industrial Area	Tras Miramar, SJ	Proposed High Density Mixed-Use	6/2007	22,212	\$1,150
9- Former Metropolitan Shopping Center, Parcel A, Roosevelt Avenue	Hato Rey	Proposed Mixed Use Comm./Residential	12/2004 Bid Option	16,560	\$905
10- Chardón Avenue and Camuñas Street	Tres Monjitas, HR	High Density Residential	6/2006 Option	8,355	\$1,500
11- Parcel D of Puerto Rico Convention Center Project	PRCCD, Miramar	Proposed High Density Mixed-Use	9/2007 Dev. Agreement Bid Option	9,042	\$1,550
Northwest corner of FD Roosevelt and Plaza Las Américas Avenues	Hato Rey, SJ	High Density Development	—	44,191	—

The eleven (11) listed transactions include eight (8) deeded/closed sales and three (3) current options, which took place between January of 2004 and September of 2007, including sites within the Convention Center District and Urban Train government sponsored projects and private projects. All the listed transactions enjoy good location and access capabilities within the general San Juan area.

They vary in size from 8,355 to 22,212 square meters and sold from \$785 to \$1,675 per square meter, providing an average of about \$1,213 per square meter, a median of \$1,150 per square meter and a mid-point of \$1,230 per square meter. The listed sales evidence the strong desirability for such well located urban parcels.

A brief description follows:

Sale 1 refers to a 12,099 square meter site located south of Chardón Avenue and west of Sotomayor Street in the Hato Rey Ward of the San Juan municipality. The site is located just behind the BBVA Plaza office building. The first phase of Quantum Metrocenter mixed-use complex is currently under construction within half of the site. The other remnant section will remain as a surface parking interim use.

The Quantum Metrocenter will comprise two phases, 1) Quantum Residential Towers and 2) Q-Tower. The first phase which is under construction will comprise two (2), 26 story high-rise buildings to be identified as the north and south towers comprised by 80 residential apartment units each for a total of 160 units and 11,134 square feet of ground floor commercial space to be supported by a seven (7) level parking garage located between both towers.

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Sale	Per Sq. Mt.	Value Limit
6	*\$1,600	Upper Limit
11	\$1,550	Upper Limit
10	\$1,500	Upper Limit
2	\$1,490	Upper Limit
1	\$1,215	Value Limit
Subject		
8	\$1,150	Value Limit
4	\$1,100	Value Limit
3	\$1,035	Value Limit
7	\$940	Value Limit
9	\$905	Lower Limit
5	\$785	Lower Limit

*Adjusted by the estimated demolition costs

The concluded \$1,200 per square meter unitary value translates into a rounded \$53,000,000 value indication for the overall site.

Demolition costs

The value of the subject property is represented by the value of the site under its highest and best use less the demolition and clearing costs of the existing structures.

As it was previously estimated on the Highest and Best Use section from the market data presented regarding demolition and clearance costs and based on the subject structures types and components, a demolition/cleaning cost figure towards \$1,000,000 was estimated. Again, this assumes no extraordinary environmental issue other than removal of asbestos and lead paint typically used in older buildings for the subject property. Then,

Value of the overall subject site under its highest and best use	\$53,000,000
Less: Demolition and cleaning costs	(\$1,000,000)
Subject Site Market Value	\$52,000,000

Reasonableness

Based on the market densities (excluding commercial/office components) ranging from 26 to 99 square meter per unit, a 35 square meter per one basic residential unit density suggested by the RD-1 district is well supported for the subject. This would provide for 1,260 potential (hypothetical) project units on the subject site.

In fact, the seven sales including defined projects identified as sales 1, 2, 5, 8, 9, 10 and 11 were also analyzed in terms of a density basis (square meters per unit) and price per unit indication, thus, providing an alternate relevant basis of comparison. In summary:

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Sale	Project	Units	Density ⁴	Price/Unit
1	Proposed Mixed Use	260	46	\$56,000
2	Proposed Mixed Use	570	26	\$39,000
5	Proposed Mixed Use	100	99	\$77,500
8	Proposed Mixed Use	535	41	\$47,800
9	Proposed Mixed Use	305	53	\$49,300
10	Proposed Mixed Use	156	54	\$48,800
11	Proposed Mixed Use	170	53	\$82,300
Subject	Potential Mixed Use	1,260*	35	\$41,000**

*potential subject units

**hypothetical

The seven listed site transactions which include more defined mixed use projects provide a \$39,000 to \$82,300 per unit indication excluding the commercial/office components with an average of \$57,200 per unit, a median of \$49,300 per unit and a mid-point of \$60,650 per unit.

The \$52 million overall adjusted value conclusion would translate into a rounded \$41,000 per unit indication if divided by the subject's potential (hypothetical) 1,260 unit project. This conclusion falls towards the per unit lower range consistent with the large scale nature of the subject and the discounting value considerations implied on a phased development.

Final Value Conclusion

Thus, the \$52,000,000 value is considered a reasonable and supportable figure for the 44,191.68 square meter subject site area, in fee simple and assumed vacant and available for use under its highest and best use, as of September 26, 2007 was estimated to be of:

\$52,000,000
(FIFTY TWO MILLION DOLLARS)

⁴ SM per unit

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