

|           |            |           |
|-----------|------------|-----------|
| INVOICE   | DATE       | REFERENCE |
| JB26-0034 | 07/07/2026 | Private   |

[illegible]

REAL ESTATE VALUE ESTIMATE

SUBJECT

ContactJose Campos

Census Tract0010.01

Map Reference41980

Property AddressApt. 903, Ashford 1360 Cond.

Check one:

☐ SF

☐ PUD

☒ CONDO

☐ 2-4 Units

CitySan Juan

CountySan Juan

StatePR

Zip Code00907

Phone No. Res.N/A

Loan Amount\$0

TermN/A

Mos. Owner's Est. of Value\$0

No. of Rooms5

No. of Bedrooms2

No. of Baths2.0

Family room or den

☐ Yes

☒ No

Gross Living Area1,140 Sq. Ft.

Garage/Carport (specify type & no.)1 CVParking

Porches, Patio or Pool (specify)Balcony

Central Air

☒ Yes

☐ No

FIELD REPORT

NEIGHBORHOOD

Location

☒ Urban

☐ Suburban

☐ Rural

Built Up

☒ Over 75%

☐ 25% to 75%

☐ Under 25%

Growth Rate

☐ Fully Dev.

☐ Rapid

☒ Steady

☐ Slow

Property Values

☐ Increasing

☒ Stable

☐ Declining

Demand/Supply

☐ Shortage

☒ In Balance

☐ Oversupply

Marketing Time

☐ Under 3 Mos.

☐ 4-6 Mos.

☒ Over 6 Mos.

Present Land Use60% 1 Family10% 2-4 Family0% Apts.0% Condo15% Commercial0% Industrial15% Vacant0% 0

Change in Present Land Use

☒ Not Likely

☐ Likely

☐ Taking Place From0To0

Predominant Occupancy

☒ Owner

☐ Tenant03% Vacant

S/F Price Range\$500,000to\$700,000\$695,000= Predominant Value

S/Family Age30yrs.to70yrs.Predominant Age60yrs.

Property Compatibility

☐ Good

☒ Avg

☐ Fair

☐ Poor

General Appearance of Properties

☐ Good

☒ Avg

☐ Fair

☐ Poor

Appeal to Market

☐ Good

☒ Avg

☐ Fair

☐ Poor

Comments including those factors affecting marketability (e.g. public parks, schools, view, noise)

Subject property is located in an urban area of the San Juan(Santurce) municipality. Schools and shopping facilities are available at reasonable distance. No set pattern or design of construction is predominant in the area. The area is established stable neighborhood.

MARKET COMPARABLE ANALYSIS

| ITEM                             | SUBJECT                 | COMPARABLE NO. 1                                                         |  |  | COMPARABLE NO. 2                                                        |  |  | COMPARABLE NO. 3                                                         |  |  |
|----------------------------------|-------------------------|--------------------------------------------------------------------------|--|--|-------------------------------------------------------------------------|--|--|--------------------------------------------------------------------------|--|--|
| Ashford 1360 Cond.               |                         | Ashford 1102, Condado Center                                             |  |  | Sonsid Cond.                                                            |  |  | Del Mar Cond.                                                            |  |  |
| Address                          | 903, San Juan, PR 00907 | 7-B, San Juan, PR 00907                                                  |  |  | 7-B, San Juan, PR 00907                                                 |  |  | 702, San Juan, PR 00907                                                  |  |  |
| Proximity to Sub.                | N/A                     | 0.46 miles W                                                             |  |  | 0.09 miles NW                                                           |  |  | 0.39 miles NW                                                            |  |  |
| Sales Price                      | \$0                     | \$573,000                                                                |  |  | \$695,000                                                               |  |  | \$670,000                                                                |  |  |
| Date of Sale and Time Adjustment | DESCRIPTION             | DESCRIPTION+(-)\$ Adjust.                                                |  |  | DESCRIPTION+(-)\$ Adjust.                                               |  |  | DESCRIPTION+(-)\$ Adjust.                                                |  |  |
|                                  | None                    | s04/26c;01/26                                                            |  |  | s;04/26c03/26                                                           |  |  | s12/25c11/25                                                             |  |  |
| Location                         | Ashford 1360            | Condado Center                                                           |  |  | Sonsid Cond                                                             |  |  | Del Mar Cond.                                                            |  |  |
| Site/View                        | Street                  | Street                                                                   |  |  | Street                                                                  |  |  | Street                                                                   |  |  |
| Age                              | 58                      | 61                                                                       |  |  | 56                                                                      |  |  | 51                                                                       |  |  |
| Condition                        | C2                      | C3+57,300                                                                |  |  | C2                                                                      |  |  | C2                                                                       |  |  |
| Living Area Rm.                  | TotalB-rms.Baths        | TotalB-rms.Baths                                                         |  |  | TotalB-rms.Baths                                                        |  |  | TotalB-rms.Baths                                                         |  |  |
| Count and Total                  | 522.0                   | 521.1+1,000                                                              |  |  | 522.0                                                                   |  |  | 521.1+1,000                                                              |  |  |
| Gross Living Area                | 1,140 Sq. Ft.           | 1,165 Sq. Ft.-5,000                                                      |  |  | 1,152 Sq. Ft.-2,400                                                     |  |  | 1,370 Sq. Ft.-46,000                                                     |  |  |
| Air Conditioning                 | Yes                     | Yes                                                                      |  |  | Yes                                                                     |  |  | Yes                                                                      |  |  |
| Garage/Carport                   | 1 cv;assigned           | 1cv;assigned                                                             |  |  | 1cv;assigned                                                            |  |  | 1cv;assigned                                                             |  |  |
| Porches, Patio, Pools, etc.      | Balcony/lobby           | Balcony/lobby                                                            |  |  | Balcony/lobby                                                           |  |  | Balcony/lobby                                                            |  |  |
|                                  | None                    | None                                                                     |  |  | None                                                                    |  |  | None                                                                     |  |  |
| Special Energy-Efficient Items   | Wheater                 | Wheater                                                                  |  |  | Wheater                                                                 |  |  | Wheater                                                                  |  |  |
|                                  | None                    | None                                                                     |  |  | None                                                                    |  |  | None                                                                     |  |  |
| Other                            | None                    | None                                                                     |  |  | None                                                                    |  |  | None                                                                     |  |  |
| Net Adjust (Total)               |                         | <input checked="" type="checkbox"/> + <input type="checkbox"/> -\$53,300 |  |  | <input type="checkbox"/> + <input checked="" type="checkbox"/> -\$2,400 |  |  | <input type="checkbox"/> + <input checked="" type="checkbox"/> -\$45,000 |  |  |
| Indicated Value Sub.             |                         | \$626,300                                                                |  |  | \$692,600                                                               |  |  | \$625,000                                                                |  |  |

General CommentsA most probable market value of \$693,000 (rounded) more weight was given to comparable #2 since it has less adjustment and it's the most similar to the subject. All comparable sales are from competitive condo. and are considered a good indicator of value for the subject property. Personal property is not included in the final estimated value. The gross living area was adjusted at \$200 per s/f. An adjustment was made for the difference in condition classification in sales since is 10% the sales price

Completed ByJose E. Blondet

Signature

Estimated Value\$693,000as of

June 25, 2026

TitleReal Estate Appraiser

Date07/08/2026 2026

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

**STATEMENT OF LIMITING CONDITIONS AND APPRAISER’S CERTIFICATION**

**CONTINGENT AND LIMITING CONDITIONS:** The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

**APPRAISER’S CERTIFICATION:** The Appraiser certifies and agrees that:

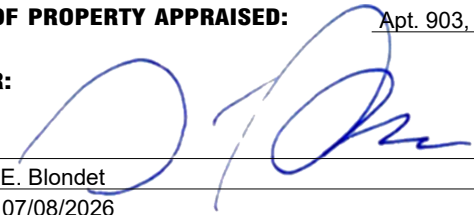
1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

No prior appraisal report or service was made for the subject property in the past three years.  
The estimated exposure time for the subject property is over six months.

**SUPERVISORY APPRAISER’S CERTIFICATION:** If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that:  
I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser’s certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

**ADDRESS OF PROPERTY APPRAISED:** Apt. 903, Ashford 1360 Cond., San Juan, PR 00907

**APPRAISER:**

Signature:   
Name: Jose E. Blondet  
Date Signed: 07/08/2026  
State Certification #: EPA 1298  
or State License #:  
State: PR  
Expiration Date of Certification or License:

**SUPERVISORY APPRAISER (only if required):**

Signature:   
Name: David Ouvia  
Date Signed: 07/08/2026  
State Certification #: PRRC72  
or State License #:  
State: PR  
Expiration Date of Certification or License: 04/10/2029

☐ Did ☒ Did Not Inspect Property

USPAP Compliance Addendum

Loan # Private  
File # JB26-0034

|                  |                              |        |          |       |                   |
|------------------|------------------------------|--------|----------|-------|-------------------|
| Borrower         | Jose Campos                  |        |          |       |                   |
| Property Address | Apt. 903, Ashford 1360 Cond. |        |          |       |                   |
| City             | San Juan                     | County | San Juan | State | PR Zip Code 00907 |
| Lender/Client    | Jose Campos                  |        |          |       |                   |

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

☒ Appraisal Report

This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

☐ Restricted Appraisal Report

This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

☒ The statements of fact contained in this report are true and correct.

☒ The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

☒ I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.

☒ I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.

☒ My engagement in this assignment was not contingent upon developing or reporting predetermined results.

☒ My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

☒ My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

☒ This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

PRIOR SERVICES

☒ I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

☐ I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

☐ I have NOT made a personal inspection of the property that is the subject of this report.

☒ I HAVE made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements:

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

☒ A reasonable marketing time for the subject property is 180 day(s) utilizing market conditions pertinent to the appraisal assignment.

☒ A reasonable exposure time for the subject property is 220 day(s).

APPRAISER

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature



Name

Jose E. Blondet

Date of Signature

07/08/2026

State Certification #

EPA 1298

or State License #

State

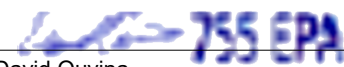
PR

Expiration Date of Certification or License

Effective Date of Appraisal

06/3252026

Signature



Name

David Ouvina

Date of Signature

07/08/2026

State Certification #

PRRC72

or State License #

State

PR

Expiration Date of Certification or License

04/10/2029

Supervisory Appraiser Inspection of Subject Property

☒ Did Not

☐ Exterior-only from Street

☐ Interior and Exterior

Appraiser Independence Certification

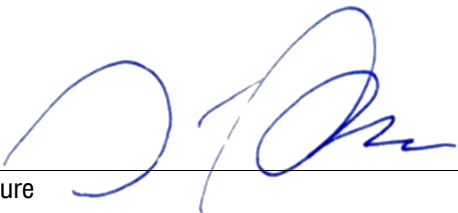
I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:

- I am currently licensed and/or certified by the state in which the property to be appraised is located My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.
- I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

I assert that no employee, director, officer, or agent of Jose Campos , or any other third party acting as joint venture partner, independent contractor, appraisal management company, or partner on behalf of Jose Campos , influenced, or attempted to influence the development, reporting, result, or review of my appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that Jose Campos has never participated in any of the following prohibited behavior in our business relationship:

- 1) Withholding or threatening to withhold timely payment or partial payment for an appraisal report;
- 2) Withholding or threatening to withhold future business with me, or demoting or terminating or threatening to demote or terminate me;
- 3) Expressly or impliedly promising future business, promotions, or increased compensation for myself;
- 4) Conditioning the ordering of my appraisal report or the payment of my appraisal fee or salary or bonus on the opinion, conclusion, or valuation to be reached, or on a preliminary value estimate requested from me;
- 5) Requesting that I provide an estimated, predetermined, or desired valuation in an appraisal report prior to the completion of the appraisal report, or requesting that I provide estimated values or comparable sales at any time prior to my completion of an appraisal report;
- 6) Provided me an anticipated, estimated, encouraged, or desired value for a subject property or a proposed or target amount to be loaned to the borrower, except that a copy of the sales contract for purchase transactions may be provided;
- 7) Provided to me, or my appraisal company, or any entity or person related to me as appraiser, appraisal company, stock or other financial or non-financial benefits;
- 8) Any other act or practice that impairs or attempts to impair my independence, objectivity, or impartiality or violates law or regulation, including, but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the USPAP.

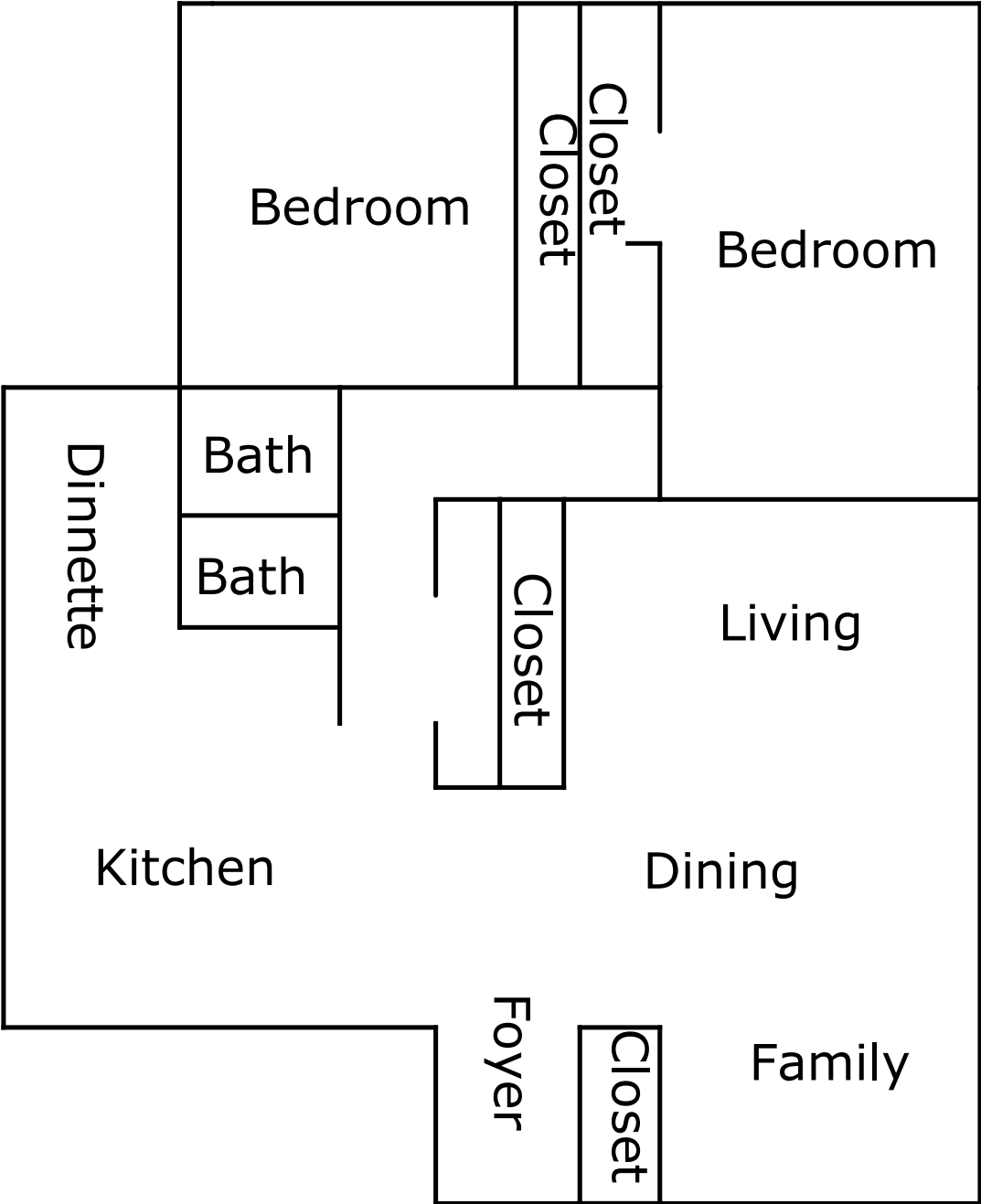
  
Signature  
Jose E. Blondet  
Appraiser's Name  
Appraiser  
State Title or Designation

07/08/2026  
Date  
EPA 1298  
State License or Certification #  
PR  
Expiration Date of License or Certification State

Apt. 903, Ashford 1360 Cond., San Juan, PR 00907  
Address of Property Appraised

Building Sketch

|                  |                              |        |          |       |    |                |
|------------------|------------------------------|--------|----------|-------|----|----------------|
| Borrower         | Jose Campos                  |        |          |       |    |                |
| Property Address | Apt. 903, Ashford 1360 Cond. |        |          |       |    |                |
| City             | San Juan                     | County | San Juan | State | PR | Zip Code 00907 |
| Lender/Client    | Jose Campos                  |        |          |       |    |                |

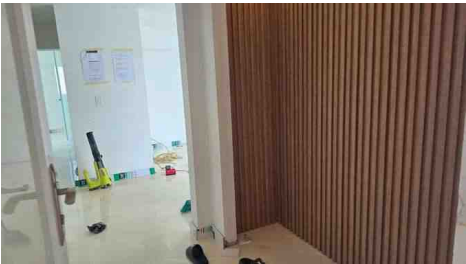


TOTAL Sketch by a la mode

Area Calculations Summary

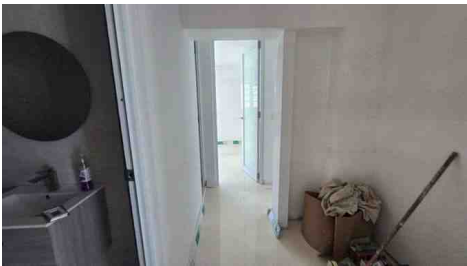
Photograph Addendum

|                  |                              |        |          |       |    |                |
|------------------|------------------------------|--------|----------|-------|----|----------------|
| Borrower         | Jose Campos                  |        |          |       |    |                |
| Property Address | Apt. 903, Ashford 1360 Cond. |        |          |       |    |                |
| City             | San Juan                     | County | San Juan | State | PR | Zip Code 00907 |
| Lender/Client    | Jose Campos                  |        |          |       |    |                |



Photograph Addendum

|                  |                              |        |          |       |    |                |
|------------------|------------------------------|--------|----------|-------|----|----------------|
| Borrower         | Jose Campos                  |        |          |       |    |                |
| Property Address | Apt. 903, Ashford 1360 Cond. |        |          |       |    |                |
| City             | San Juan                     | County | San Juan | State | PR | Zip Code 00907 |
| Lender/Client    | Jose Campos                  |        |          |       |    |                |



Comparable Photo Page

|                  |                              |        |          |       |    |                |
|------------------|------------------------------|--------|----------|-------|----|----------------|
| Borrower         | Jose Campos                  |        |          |       |    |                |
| Property Address | Apt. 903, Ashford 1360 Cond. |        |          |       |    |                |
| City             | San Juan                     | County | San Juan | State | PR | Zip Code 00907 |
| Lender/Client    | Jose Campos                  |        |          |       |    |                |



Comparable 1

|                              |                |
|------------------------------|----------------|
| Ashford 1102, Condado Center |                |
| Prox. to Subject             | 0.46 miles W   |
| Sale Price                   | 573,000        |
| Gross Living Area            | 1,165          |
| Total Rooms                  | 5              |
| Total Bedrooms               | 2              |
| Total Bathrooms              | 1.1            |
| Location                     | Condado Center |
| View                         | Street         |
| Site                         |                |
| Quality                      |                |
| Age                          | 61             |



Comparable 2

|                   |               |
|-------------------|---------------|
| Sonsid Cond.      |               |
| Prox. to Subject  | 0.09 miles NW |
| Sale Price        | 695,000       |
| Gross Living Area | 1,152         |
| Total Rooms       | 5             |
| Total Bedrooms    | 2             |
| Total Bathrooms   | 2.0           |
| Location          | Sonsid Cond   |
| View              | Street        |
| Site              |               |
| Quality           |               |
| Age               | 56            |



Comparable 3

|                   |               |
|-------------------|---------------|
| Del Mar Cond.     |               |
| Prox. to Subject  | 0.39 miles NW |
| Sale Price        | 670,000       |
| Gross Living Area | 1,370         |
| Total Rooms       | 5             |
| Total Bedrooms    | 2             |
| Total Bathrooms   | 1.1           |
| Location          | Del Mar Cond. |
| View              | Street        |
| Site              |               |
| Quality           |               |
| Age               | 51            |

Location Map

|                  |                              |        |          |       |    |                |
|------------------|------------------------------|--------|----------|-------|----|----------------|
| Borrower         | Jose Campos                  |        |          |       |    |                |
| Property Address | Apt. 903, Ashford 1360 Cond. |        |          |       |    |                |
| City             | San Juan                     | County | San Juan | State | PR | Zip Code 00907 |
| Lender/Client    | Jose Campos                  |        |          |       |    |                |



Aerial Map

|                  |                              |        |          |       |    |                |
|------------------|------------------------------|--------|----------|-------|----|----------------|
| Borrower         | Jose Campos                  |        |          |       |    |                |
| Property Address | Apt. 903, Ashford 1360 Cond. |        |          |       |    |                |
| City             | San Juan                     | County | San Juan | State | PR | Zip Code 00907 |
| Lender/Client    | Jose Campos                  |        |          |       |    |                |



|                                       |                                                                                                                                                                                                                            |
|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ubicación                             |                                                                                                                                                                                                                            |
| Catastro                              | 040-040-015-03                                                                                                                                                                                                             |
| Coordenadas Nad83                     | x: 238553.0035, y: 268832.3228<br>(Lat: 18.45488149, Lon: -66.06835072)<br>Ver: <a href="#">Google</a>   <a href="#">Google Earth</a>   <a href="#">OpenStreet</a>   <a href="#">Temblores USGS</a>   <a href="#">Waze</a> |
| Area Aprox. (m.c.)                    | 947.5263                                                                                                                                                                                                                   |
| Municipio                             | <input type="text" value="on/off"/> San Juan                                                                                                                                                                               |
| Barrio                                | <input type="text" value="on/off"/> Santurce                                                                                                                                                                               |
| Características Ambientales           |                                                                                                                                                                                                                            |
| Zona Inund. Advisory                  | <input checked="" type="checkbox"/>                                                                                                                                                                                        |
| <input type="text" value="on/off"/>   |                                                                                                                                                                                                                            |
| Zona Inundabilidad (firm)             | X                                                                                                                                                                                                                          |
| <input type="text" value="on/off"/>   |                                                                                                                                                                                                                            |
| Panel Inundabilidad (advisory)        | 72000C0355J                                                                                                                                                                                                                |
| Floodway                              | No ubica en floodway                                                                                                                                                                                                       |
| Suelo (NRCS)                          | <input type="text" value="on/off"/> SNS (Soil not surveyed)                                                                                                                                                                |
| Calificación y Clasificación de Suelo |                                                                                                                                                                                                                            |
| Calificación                          | <input type="text" value="on/off"/> Oficializacion del geodato en proceso, favor de referirse al                                                                                                                           |



ESTADO LIBRE ASOCIADO DE PUERTO RICO  
DEPARTAMENTO DE JUSTICIA  
REGISTRO INMOBILIARIO DIGITAL DEL ESTADO LIBRE ASOCIADO DE PUERTO RICO

San Juan: Sección I  
Laura I Santiago Loperena  
Registrador de la Propiedad  
lsantiago@justicia.pr.gov

CERTIFICACIÓN DE PROPIEDAD INMUEBLE  
TURNO DE CERTIFICACIÓN: 2025-000634-CERT

A solicitud de JOHN A. STEWART SOTOMAYOR se expide la presente sobre las constancias del Registro Inmobiliario Digital de Puerto Rico, y yo Laura I Santiago Loperena, Registrador **CERTIFICO** la siguiente información de la finca que se relaciona:

Finca número: 18525  
Demarcación: Santurce Norte

Descripción de la Finca

Número de Catastro: ---. Propiedad Horizontal: Apartamento: 903. CONDOMINIO ASHFORD 1360 de Santurce Norte. Cabida: 105.98 Metros Cuadrados. Family Unit Number Nine hundred Three of Ashford 1360, located at Ashford Avenue, situated at El Condado, North section of Santurce, in the Municipality of San Juan, Puerto Rico, which family unit is located in the ninth floor, being on irregular shaped apartment with on area of one thousand one hundred forty point twenty five (1140.25) square feet, equivalent to one hundred five point ninety eight (105.98) square meters. This family unit consists mainly of the following, combined living-dining room, two (2) bedrooms, closets, two (2) bathrooms, kitchen, foyer, and balcony. Its boundaries are as follows: NORTH, forty point fifty (40.50) feet equivalent to twelve point thirty five (12.35) meters, with exterior common elements of the building and proper elements of the apartment such as concrete load bearing walls and columns, block partitions and windows, separating it from the exterior space, from the restricted common hallway, and from the elevator shaft; and entrance door separating it from and leading to restricted, common hallway; SOUTH, forty point fifty (40.50) feet equivalent to twelve point thirty five (12.35) meters, with exterior common elements of the building and proper elements of the apartment such as concrete load bearing walls and columns, block partitions and windows separating it from the exterior space; EAST, thirty five point forty-two (35.42), feet equivalent to ten point eighty (10.80) meters, with exterior and interior common elements of the building and proper elements of the apartment such as concrete load bearing walls and columns, block partitions and windows separating it from the exterior space, from apartment number nine hundred four (904) and from the elevator shaft; WEST, thirty five point eighty (10.80) meters, with exterior common elements of the building and proper elements of the apartment such as concrete load bearing walls and columns, block partitions and windows, separating it from the exterior space. The main entrance door is on the North side and communicates with the restricted common hallway of the ninth floor. En los elementos comunes generales corresponde a este Apartamento un tres punto cero cero por ciento (3.00%) del total de valor conjunto del inmueble, así como de la tasación de los gatos comunes y un veintisiete punto cincuenta y tres por ciento (27.53%) en los elementos comunes correspondientes al noveno piso. Se separa de la finca 771 de Santurce Norte.

Titulares

Inscrita a favor de Silvia Estela Cestero Martínez, t/c/c Sylvia Estela Cestero Martínez, mayor de edad, soltera, quien adquirió por Compraventa, por el precio de \$72,000.00. Así resulta de la escritura número 74 otorgada en San Juan el 4 de noviembre de 1982 ante el notario Francisco A. Colón Cruz, según inscripción 6.