



For Sale Colegio Espiritu Santos, San Juan Sector Hato Rey

Address: Former Colegio Espiritu Santos Urb. Floral Park, Suiza, San Antonio and Marin Pachín Street

Coordinates: 18.419898, -66.050248

Gross Buildings Area: approx. 105,870 sf.

Site Area: 11,065.91 mt. sq. 7.cuerdas

The subject neighborhood has a heterogeneous character combining commercial, industrial, institutional, and residential uses, most of which are of the medium to high density type. The subject enjoys a central location in the Hato Rey Central Ward



Overall Site Area

Lot ID	Sq. Mts.	Cuerdas	Sq. Ft.
1	789.36	0.2008	8,497
2	1,428.00	0.3633	15,371
3	1,409.01	0.3585	15,167
4	2,752.00	0.7002	29,623
5	3,196.91	0.8134	34,412
6	450.00	0.1145	4,844
7	337.00	0.0857	3,627
8	703.63	0.1790	7,574
Total	11,065.91	2.8155	119,113
Area by Section			
North: 1, 2, 3 & 6	4,076.37	1.03714	43,878
South: 4, 5, 7 & 8	6,989.54	1.77833	75,235
Total	11,065.91	2.8155	119,113

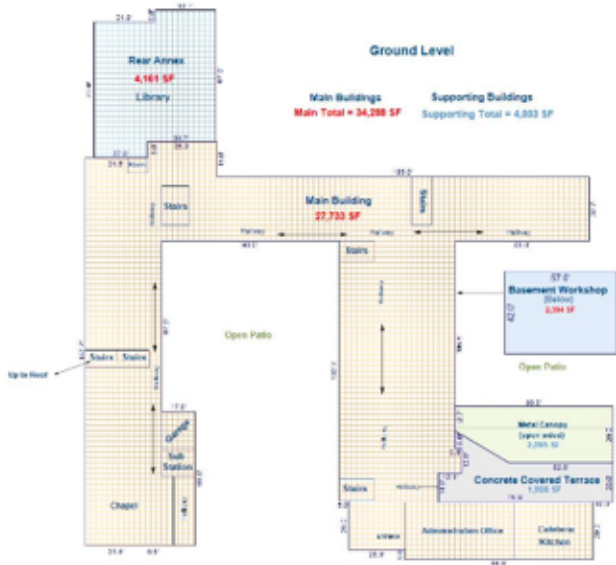
Asking Price: "as is" \$ 3,800,000 million

Rafael Pórtela, President
ALLIED MANAGEMENT GROUP, INC.
 Agent: Mercy Zayas,
 lic. 8911 787-448-6300
 E-040 tel. 787-753-5252
 cel. 787-397-6703
 33 calle Resolución
 Edificio Chubb – Suite 604
 San Juan, Puerto Rico

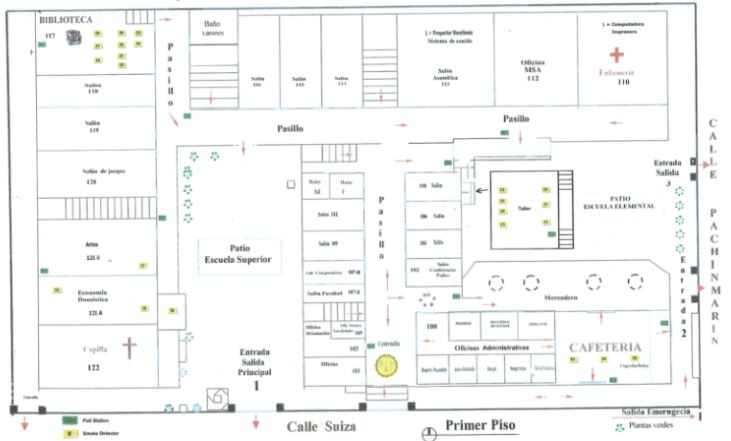


Disclaimer: No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

Main Building Ground and Basement Levels Sketch



COLEGIO ESPIRITU SANTO Indicadores de "Pull station" y "Smoke detector"



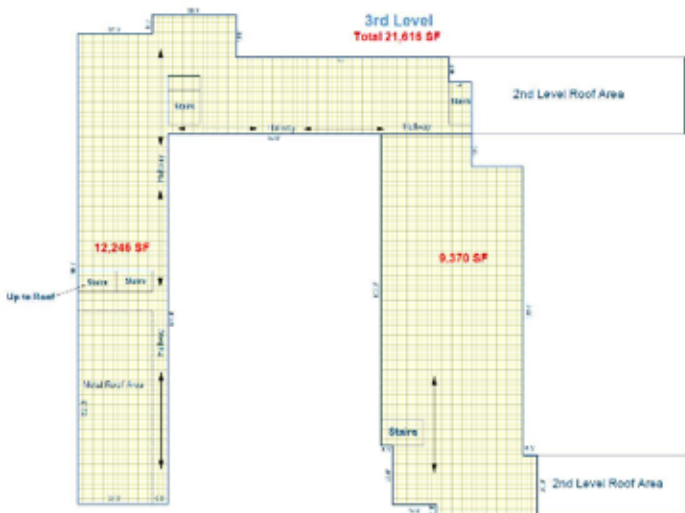
Main Building Second Level Sketch



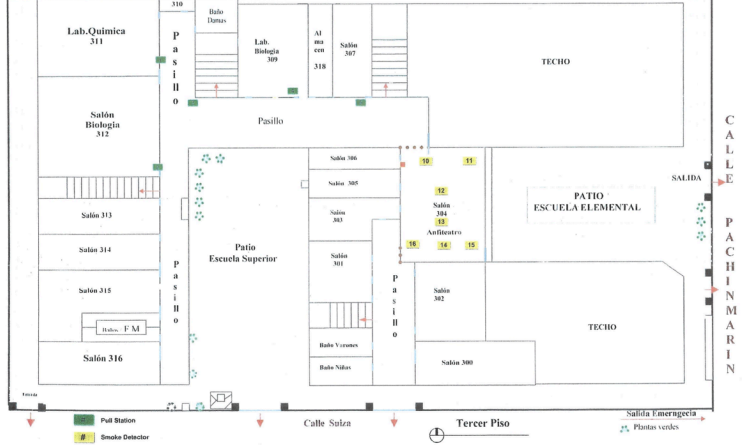
COLEGIO ESPIRITU SANTO Indicadores de "Pull station" y "Smoke detector"



Main Building Third Level Sketch



COLEGIO ESPIRITU SANTO Indicadores de "Pull station" y "Smoke detector"



Some Interior Main Building Photos



Buildings (2 & 3)

Atheletic Coleseum and third building Pre-kinder to third grade frontage

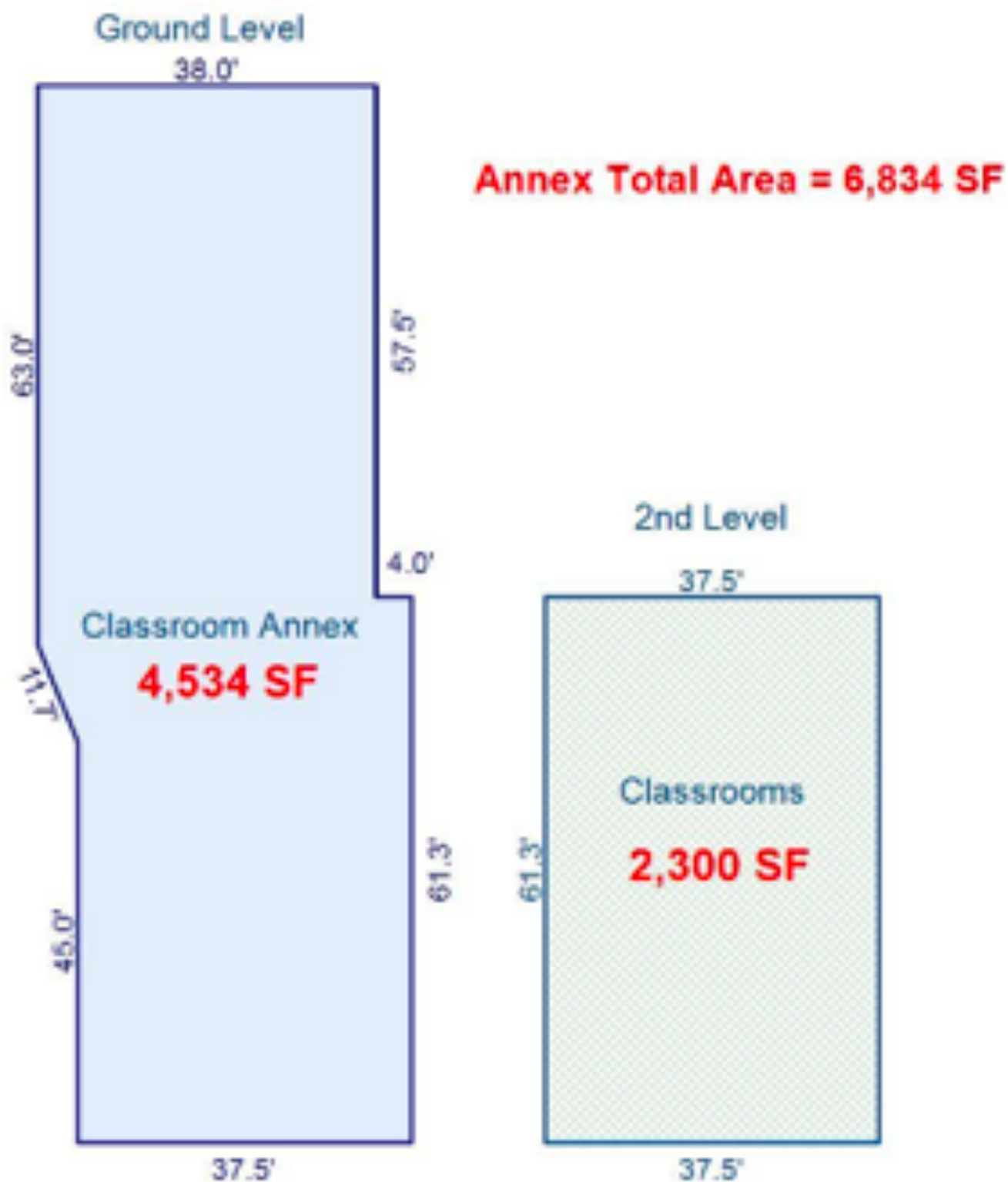


Parking lot: Entrance through Pachín Marín St.

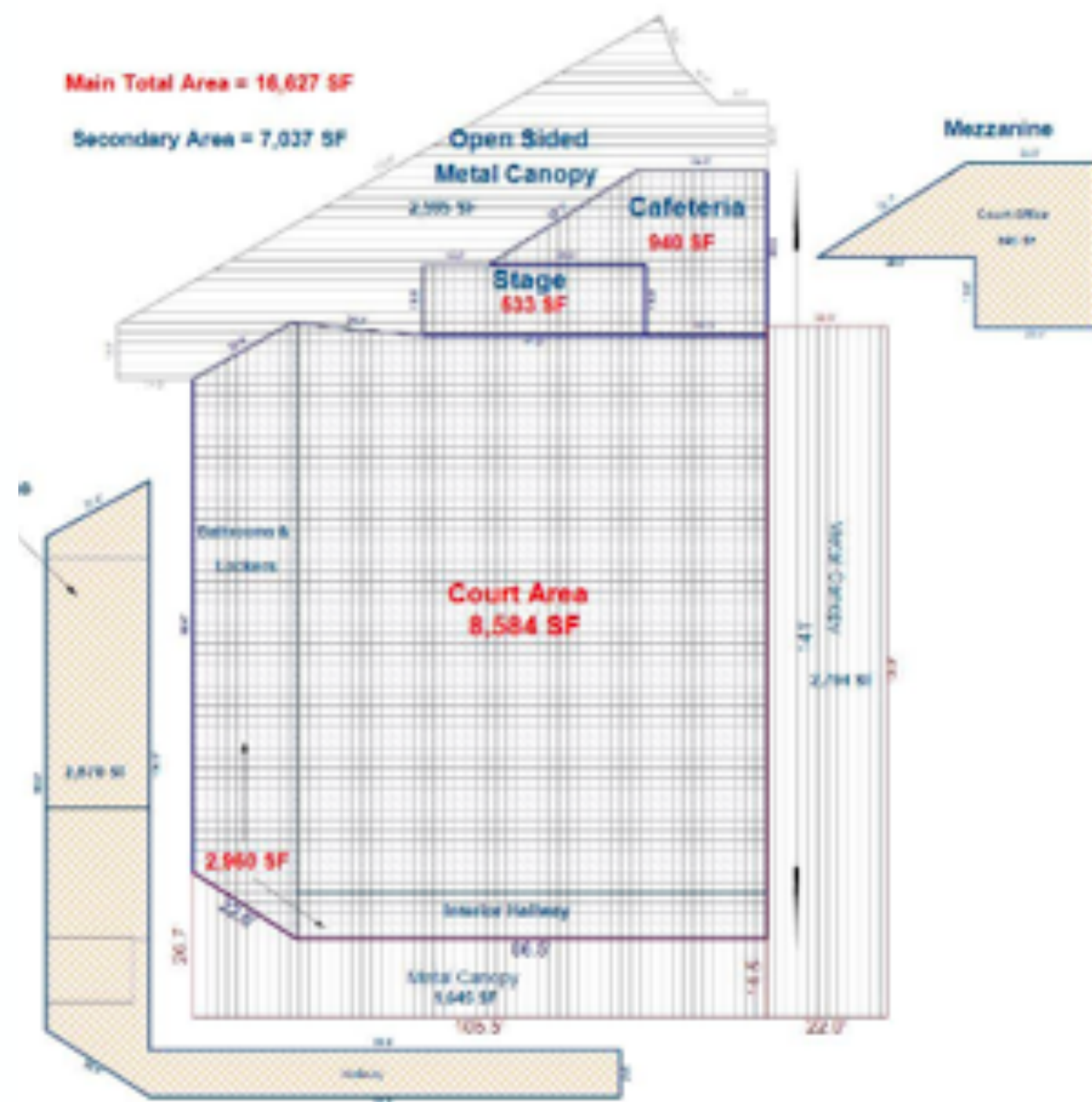
Two Levels grey/white building: Pre-kinder to third grade. Anexo Suiza S.



Former Pre-K School Classrooms Sketch



Indoor Multi-Use Sports Complex Sketch



Atheletic Coleseum and third building Pre-kinder to third grade



Interior Parking estimated 95 to 115 (changing configuration). Additional outside frontage parking surrounding the property square estimate 50 additional spaces



Principal Building: Suiza St. with security shelter structure estimated **35 parkings** including 2 rolling door covered garages. * changing the configuration increase quantity.



Principal Building: Pachín Marín St. with security shelter structure estimated **30 parkings**. Potential of adding more parkings eliminating outdoor cafeteria sitting. * changing the configuration increase quantity.



Principal Building: Suiza St side entrance gate on the back of the Chapel estimated **15 parking** spaces



Parking lot: San Antonio St estimated **15 additional parking** spaces



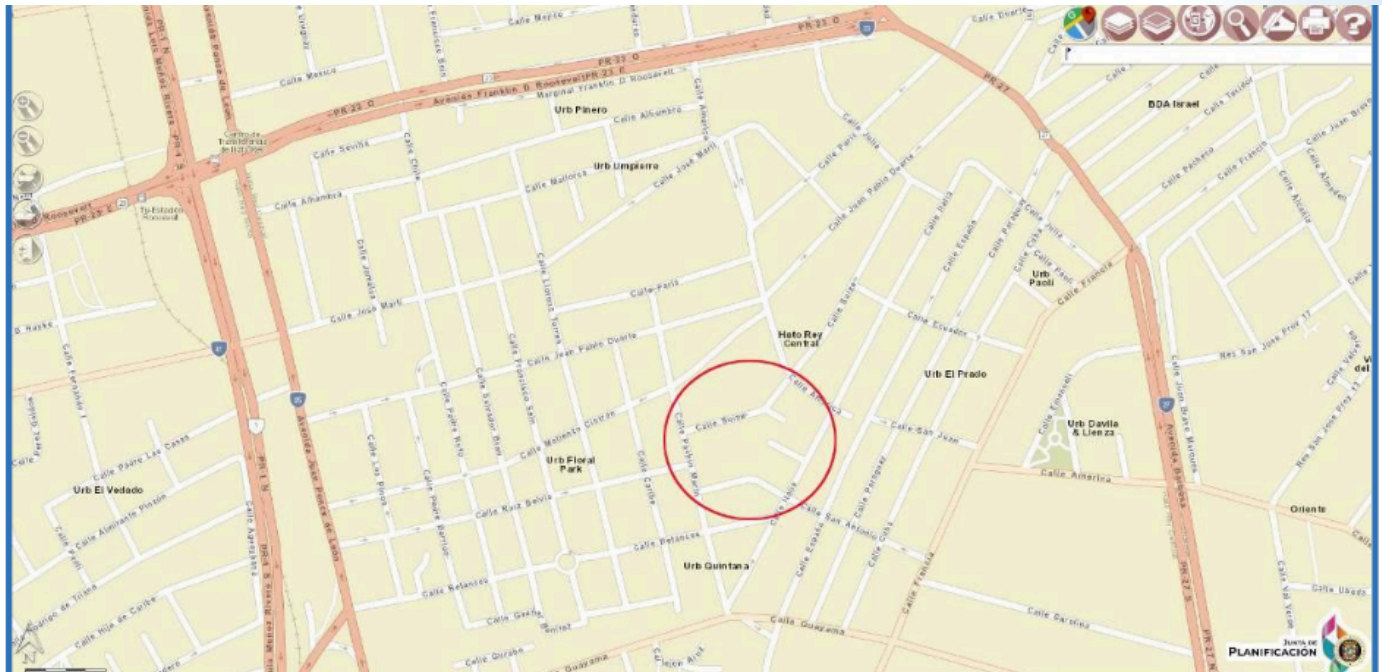
Adjacent Parking lot to Coliseum : San Antonio St estimated **20 additional parking** spaces

Disclaimer: No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

AERIAL PHOTO



LOCATION



Rafael Portela, President
**ALLIED MANAGEMENT
GROUP, INC.**

E-040 tel. 787-753-5252
cel. 787-397-6703
33 calle Resolución
Edificio Chubb – Suite 604
San Juan, Puerto Rico