

Investment Portfolio Analysis/Report/Projections 2026

February

I. Unrealized Gain/ Loss

Charles Schwab:

Charles Schwab		
Account	Unrealized Gain/Loss	YTD Comparison
CBS Revocable Trust	\$ 146,473.37	7.45%
Carlos Blanco S.	\$ 15,383.05	0.81%
RAJR 2021	\$ (9,952.13)	-1.29%
Quarantine Tech	\$ (26,458.28)	-5.72%
ESP Apartments LLC	\$ (395,031.99)	-19.99%
	\$ (269,585.98)	-18.74%

HSBC:

HSBC		
Account	Unrealized Gain/Loss	YTD Comparison
CBS Revocable Trust	\$ 20,951.93	1.58%
ESP Apartments LLC	\$ 55,790.91	2.22%
	\$ 76,742.84	3.80%

JP Morgan:

JP Morgan		
Account	Unrealized Gain/Loss	YTD Comparison
ESP Apartments	\$ 3,502.17	7.70%
	\$ 3,502.17	7.70%

S&P YTD Percentages Comparison:



II. Projected Income by Quarter Spread by Institution (Q4- Q3 2026)

Charles Schwab:

Account	Number	January	February	March	April	May	June	July	August	September	October	November	December
RAJR	x6201	\$ -	\$ -	\$ -	\$ 8,250	\$ 30,630	\$ -	\$ -	\$ -	\$ -	\$ 8,250	\$ 30,630	\$ -
Carlos	x3787	\$ -	\$ 13,150	\$ -	\$ -	\$ 6,380	\$ -	\$ -	\$ 13,210	\$ -	\$ -	\$ 6,380	\$ -
ESP	x2939	\$ -	\$ 279,710	\$ 6,010	\$ 17,530	\$ 344,650	\$ 3,040	\$ -	\$ 280,040	\$ 6,010	\$ 17,530	\$ 344,650	\$ 3,040
Trust	x3622	\$ -	\$ 54,400	\$ 634	\$ 17,530	\$ 232,380	\$ 1,880	\$ -	\$ 54,510	\$ 634	\$ 17,530	\$ 232,380	\$ 1,880
Quarantine	x5377	\$ -	\$ 71,970	\$ 580	\$ 12,890	\$ 175,690	\$ 1,880	\$ -	\$ 72,450	\$ 580	\$ 12,890	\$ 175,690	\$ 1,880
Sum	X	\$ -	\$ 419,230.00	\$ 7,224.38	\$ 56,200.00	\$ 789,730.00	\$ 6,800.00	\$ -	\$ 420,210.00	\$ 7,224.38	\$ 56,200.00	\$ 789,730.00	\$ 6,800.00
			Q1 '26	\$ 426,454.38		Q2 '26	\$ 852,730.00		Q3 '26	\$ 427,434.38		Q4 '26	\$ 852,730.00

HSBC:

Account	Q1 2026	Q2 2026	Q3 2026	Q4 2026	Total
CBS Revocable Trust	\$ 24,281.25	\$ 40,061.88	\$ 24,281.25	\$ 40,061.88	\$ 128,686.26
ESP Apartments LLC	\$ 35,622.50	\$ 37,826.88	\$ 35,622.50	\$ 37,826.88	\$ 146,898.76
	\$ 59,903.75	\$ 77,888.76	\$ 59,903.75	\$ 77,888.76	\$ 275,585.02

JP Morgan:

Account	Q1 2026	Q2 2026	Q3 2026	Q4 2026	Total
ESP Apartments	\$ 656.00	\$ 656.00	\$ 656.00	\$ 431.00	\$ 2,399.00

Cumulative Total: \$2,837,332.78

Payment Breakdown:



HSBC Private Banking

ISIN	Issuer	Crcy	Last Cpn	Maturity	QTY	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
USD Bonds					6,067,000													
CBS Trust																		
US912810UG12	US TREASURY N/B	USD	4.625	02/15/2055	1,050,000	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ 0
US912810UF39	US TREASURY N/B	USD	4.625	11/15/2044	957,000	\$ -	\$ 24,281	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,281	\$ -	\$ -	\$ -	\$ -	\$ 24,281
US91282CLW90	US TREASURY N/B	USD	4.250	11/15/2034	505,000	\$ -	\$ -	\$ -	\$ -	\$ 10,731	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,731
US91282CJJ18	US TREASURY N/B	USD	4.500	11/15/2033	320,000	\$ -	\$ -	\$ -	\$ -	\$ 7,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,200
ESP Apartments																		
US912810QH41	US TREASURY N/B	USD	4.375	05/15/2040	615,000	\$ -	\$ -	\$ -	\$ -	\$ 13,453	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,453
US912810UG12	US TREASURY N/B	USD	4.625	02/15/2055	300,000	\$ -	\$ 6,938	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,938	\$ -	\$ -	\$ -	\$ -	\$ 6,938
US912810UB25	US TREASURY N/B	USD	4.625	05/15/2044	354,000	\$ -	\$ -	\$ -	\$ -	\$ 8,186	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,186
US91282CPB18	US TREASURY N/B	USD	3.500	09/30/2027	120,000	\$ -	\$ -	\$ 2,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,100	\$ -	\$ -	\$ -	\$ 2,100
US91282CPA35	US TREASURY N/B	USD	3.625	09/30/2030	120,000	\$ -	\$ -	\$ 2,175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,175	\$ -	\$ -	\$ -	\$ 2,175
US91282CHT18	US TREASURY N/B	USD	3.875	08/15/2033	626,000	\$ -	\$ 12,129	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,129	\$ -	\$ -	\$ -	\$ -	\$ 12,129
ESP Apartments - Margin																		
US912810UG12	US TREASURY N/B	USD	4.625	02/15/2055	300,000	\$ -	\$ 6,938	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,938	\$ -	\$ -	\$ -	\$ -	\$ 6,938
US912810UF39	US TREASURY N/B	USD	4.625	11/15/2044	700,000	\$ -	\$ -	\$ -	\$ -	\$ 16,188	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,188
US91282CPB18	US TREASURY N/B	USD	3.500	09/30/2027	50,000	\$ -	\$ -	\$ 875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 875	\$ -	\$ -	\$ -	\$ 875
US91282CPA35	US TREASURY N/B	USD	3.625	09/30/2030	50,000	\$ -	\$ -	\$ 906	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 906	\$ -	\$ -	\$ -	\$ 906
						\$ -	\$ 50,285	\$ 6,056	\$ -	\$ 77,889	\$ -	\$ -	\$ 50,285	\$ 6,056	\$ -	\$ 77,889	\$ -	\$ 268,460

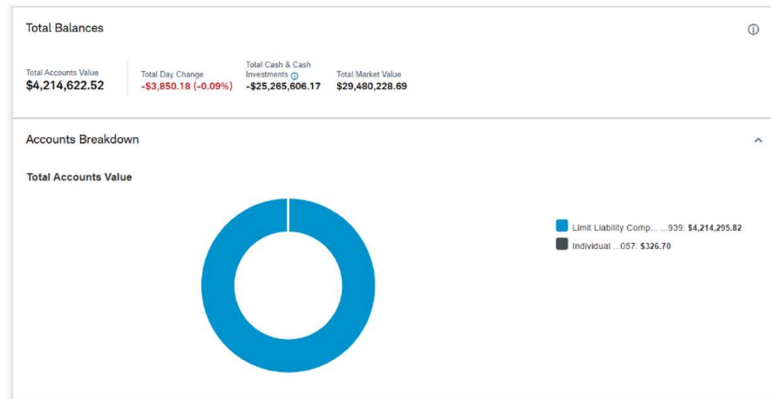
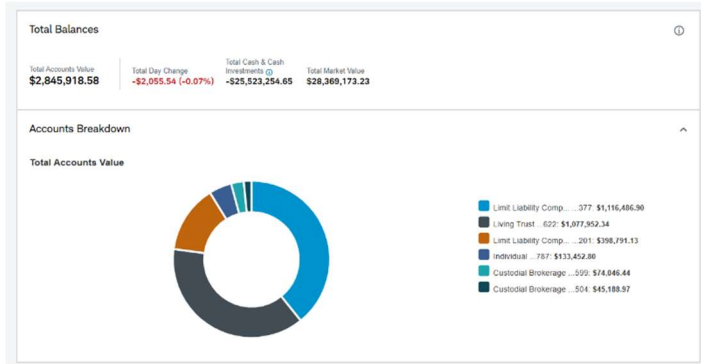
Account	Number	January	February	March	April	May	June	July	August	September	October	November	December	
RAJR	x6201	\$ -	\$ -	\$ -	\$ 8,250	\$ 30,630	\$ -	\$ -	\$ -	\$ -	\$ 8,250	\$ 30,630	\$ -	
Charles	x3787	\$ -	\$ 13,150	\$ -	\$ -	\$ 6,380	\$ -	\$ -	\$ 13,210	\$ -	\$ -	\$ 6,380	\$ -	
ESP	x2939	\$ -	\$ 279,710	\$ 6,010	\$ 17,530	\$ 344,650	\$ 3,040	\$ -	\$ 280,040	\$ 6,010	\$ 17,530	\$ 344,650	\$ 3,040	
Trust	x3622	\$ -	\$ 54,400	\$ 634	\$ 17,530	\$ 232,380	\$ 1,880	\$ -	\$ 54,510	\$ 634	\$ 17,530	\$ 232,380	\$ 1,880	
Quarantine	x5377	\$ -	\$ 71,970	\$ 580	\$ 12,890	\$ 175,690	\$ 1,880	\$ -	\$ 72,450	\$ 580	\$ 12,890	\$ 175,690	\$ 1,880	
Sum	X	\$ -	\$ 419,230.00	\$ 7,224.38	\$ 56,200.00	\$ 789,730.00	\$ 6,800.00	\$ -	\$ 420,210.00	\$ 7,224.38	\$ 56,200.00	\$ 789,730.00	\$ 6,800.00	
		Q1 '26			\$ 426,454.38				Q2 '26			\$ 852,730.00		
								Q3 '26			\$ 427,434.38			
											Q4 '26			\$ 852,730.00

Total Invested In U.S. Treasury

Bank	Total Invested in Treasury
Charles Schwab	\$ 57,825,170.01
HSBC	\$ 6,487,621.28
	\$ 64,312,791.29

III. Balances Reported/ Screenshot:

Charles Schwab:



HSBC:

131029495 CBS REVOCABLE TRUST	2,925,083.91 USD	▼
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131029452 ESP APARTMENTS LLC	2,746,106.96 USD	▼
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Fidelity: (CBS REV, ESP)



(only investment/brokerage accounts)

Fees for Brokerage/Advisory Accounts:

(HSBC, Insigneo, Fidelity)

Bank/Institution	Account	Type	Management fee	Trading Cost	Margin cost
Fidelity	ESP APARTMENT	Brokerage	70bps (0.70%) quarterly	N/A (only certain mutual funds or alt)	5.25%
Fidelity	CBS REVOCABLE	Brokerage	70bps (0.70%) quarterly	N/A (only certain mutual funds or alt)	5.25%
Insigneo	ESP APARTMENT	Advisory	0.85%	-	5.50%
Insigneo	ESP APARTMENT	Advisory	0.39%	-	5.50%
Insigneo	CBS REVOCABLE	Advisory	0.39%	-	6.10%
Insigneo	CBS REVOCABLE	Brokerage	N/A	Equity(0.25%) Bonds(0.50%)	6.10%
Insigneo	QUARANTINE TECH	Brokerage	N/A	Equity(0.25%) Bonds(0.50%)	6.10%
Insigneo	RAJR2021	Advisory	0.39%	-	5.50%
Insigneo	CARLOS BLANCO	Brokerage	N/A	Equity(0.25%) Bonds(0.50%)	6.10%
HSBC	ESP APARTMENT	Brokerage	N/A	Depending on Share range	6.25% + Balance tier
HSBC	CBS REVOCABLE	Brokerage	N/A	Depending on Share range	6.25% + Balance tier

*****refer to HSBC trading cost:**

Share Range	Commission Rate
1 - 5,000	\$0.10 per share
5,001 - 25,000	\$0.08 per share
25,001 and above	\$0.06 per share

- ◆ Orders entered online: \$10.99 per trade
- ◆ Minimum commission: \$150 per transaction (excluding orders entered online)
- ◆ Commission on equity transactions below \$3 per share may be subject to a maximum of 4% of principal.
- ◆ Full commission and fee charges apply for each partial fill except when transacted within the same business day.
- ◆ Certain securities and/or quantities may incur additional charges

*****refer to HSBC margin rate:**

Margin Rates	
Broker call currently: 6.25%	
Margin Debit	Rate
\$0 - \$24,999.99	Broker Call + 3.5 points
\$25,000 - \$49,999.99	Broker Call + 3.25 points
\$50,000 - \$99,999.99	Broker Call + 2.5 points
\$100,000 - \$249,999.99	Broker Call + 1.5 points
\$250,000 - \$999,999.99	Broker Call + 1.4 points
\$1,000,000 +	Broker Call + 1.25 points