

Fill in this information to identify your case:

United States Bankruptcy Court for the:

DISTRICT OF PUERTO RICO

Case number (if known) Chapter 11

Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

4/16

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known). For more information, a separate document, Instructions for Bankruptcy Forms for Non-Individuals, is available.

1. Debtor's name PR 1 INVESTMENT ROOMS CORP

2. All other names debtor used in the last 8 years DBA Motel Lisboa

3. Debtor's federal Employer Identification Number (EIN) 66-0754035

4. Debtor's address Principal place of business Mailing address, if different from principal place of business

5. Debtor's website (URL)

6. Type of debtor Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))

Debtor PR 1 INVESTMENT ROOMS CORP  
Name

Case number (if known) \_\_\_\_\_

7. Describe debtor's business

A. Check one:

- Health Care Business (as defined in 11 U.S.C. § 101(27A))
- Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- Railroad (as defined in 11 U.S.C. § 101(44))
- Stockbroker (as defined in 11 U.S.C. § 101(53A))
- Commodity Broker (as defined in 11 U.S.C. § 101(6))
- Clearing Bank (as defined in 11 U.S.C. § 781(3))
- None of the above

B. Check all that apply

- Tax-exempt entity (as described in 26 U.S.C. §501)
- Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
- Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.  
See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

7213

8. Under which chapter of the Bankruptcy Code is the debtor filing?

Check one:

- Chapter 7
- Chapter 9

Chapter 11. Check all that apply:

- Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,566,050 (amount subject to adjustment on 4/01/19 and every 3 years after that).
- The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- A plan is being filed with this petition.
- Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

Chapter 12

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?

- No.
- Yes.

If more than 2 cases, attach a separate list.

District \_\_\_\_\_ When \_\_\_\_\_ Case number \_\_\_\_\_

District \_\_\_\_\_ When \_\_\_\_\_ Case number \_\_\_\_\_

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?

- No
- Yes.

List all cases. If more than 1, attach a separate list

Debtor See Attachment Relationship \_\_\_\_\_

District \_\_\_\_\_ When \_\_\_\_\_ Case number, if known \_\_\_\_\_

Debtor **PR 1 INVESTMENT ROOMS CORP**  
Name

Case number (if known)

**11. Why is the case filed in this district?**

Check all that apply:

- Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

**12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?**

No

Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

**Why does the property need immediate attention?** (Check all that apply.)

It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? \_\_\_\_\_

It needs to be physically secured or protected from the weather.

It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

Other \_\_\_\_\_

**Where is the property?** \_\_\_\_\_

Number, Street, City, State & ZIP Code

**Is the property insured?**

No

Yes. Insurance agency \_\_\_\_\_

Contact name \_\_\_\_\_

Phone \_\_\_\_\_

**Statistical and administrative information**

**13. Debtor's estimation of available funds**

Check one:

- Funds will be available for distribution to unsecured creditors.
- After any administrative expenses are paid, no funds will be available to unsecured creditors.

**14. Estimated number of creditors**

1-49

50-99

100-199

200-999

1,000-5,000

5,001-10,000

10,001-25,000

25,001-50,000

50,001-100,000

More than 100,000

**15. Estimated Assets**

\$0 - \$50,000

\$50,001 - \$100,000

\$100,001 - \$500,000

\$500,001 - \$1 million

\$1,000,001 - \$10 million

\$10,000,001 - \$50 million

\$50,000,001 - \$100 million

\$100,000,001 - \$500 million

\$500,000,001 - \$1 billion

\$1,000,000,001 - \$10 billion

\$10,000,000,001 - \$50 billion

More than \$50 billion

**16. Estimated liabilities**

\$0 - \$50,000

\$50,001 - \$100,000

\$100,001 - \$500,000

\$500,001 - \$1 million

\$1,000,001 - \$10 million

\$10,000,001 - \$50 million

\$50,000,001 - \$100 million

\$100,000,001 - \$500 million

\$500,000,001 - \$1 billion

\$1,000,000,001 - \$10 billion

\$10,000,000,001 - \$50 billion

More than \$50 billion

Debtor **PR 1 INVESTMENT ROOMS CORP**  
Name

Case number (if known)

**Request for Relief, Declaration, and Signatures**

**WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature of authorized representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **August 8, 2017**  
MM / DD / YYYY

**X /s/ Luis J. Perez Delgado**  
Signature of authorized representative of debtor  
  
Title **President**

**Luis J. Perez Delgado**  
Printed name

**18. Signature of attorney**

**X /s/ Gerardo L. Santiago Puig**  
Signature of attorney for debtor

Date **August 8, 2017**  
MM / DD / YYYY

**Gerardo L. Santiago Puig**  
Printed name

**GSP Law, P.S.C.**  
Firm name

**Doral Bank Plaza Suite 801  
33 Resolución St.  
San Juan, PR 00920**  
Number, Street, City, State & ZIP Code

Contact phone **787-777-8000** Email address **gsantiagopuig@gmail.com**

**205402**  
Bar number and State

Debtor **PR 1 INVESTMENT ROOMS CORP** Case number (if known) \_\_\_\_\_  
 Name

**Fill in this information to identify your case:**

United States Bankruptcy Court for the:  
 DISTRICT OF PUERTO RICO

Case number (if known) \_\_\_\_\_ Chapter **11**

Check if this an amended filing

**FORM 201. VOLUNTARY PETITION**  
**Pending Bankruptcy Cases Attachment**

Debtor	<b>Buena Vista Plantation Corp.</b>	Relationship to you	_____
District	<b>Puerto Rico</b>	When <b>8/08/17</b>	Case number, if known <b>17-05576</b>
Debtor	<b>Inversiones Araxi Group, Corp.</b>	Relationship to you	_____
District	<b>Puerto Rico</b>	When <b>8/08/17</b>	Case number, if known <b>17-05575</b>

## CORPORATE RESOLUTION

Meeting held at the premises of the GSP Law, PSC, at Doral Bank Plaza, Suite 801, 33 Resolución St., San Juan, Puerto Rico.

Director Present:

Mr. Luis Javier Perez Delgado  
Mrs.

President/Secretary  
Vicepresident

After a meeting held at the premises of GSP Law PSC at Doral Bank Plaza, Suite 801, 33 Resolución St., San Juan, Puerto Rico, August 8, 2017, the Directors of PR 1 Investment Rooms Corp., decided to file a petition for relief under Chapter 11 of the Bankruptcy Code.

In order to file the above-mentioned petition for relief, the Board of Directors has authorized to retain Mr. Gerardo L. Santiago Puig, Esq., as attorney for Debtor, if approved by the Court. Also, the Corporation has authorized Mr. Luis Javier Pérez Delgado to sign all necessary documents related to the filing.

The petition for relief will be filed on or about August 8, 2017.

After the discussion of the only matter pending, the meeting was closed.

  
Ruth Elba Ramos Gonzalez

Secretary



**Fill in this information to identify the case:**

Debtor name **PR 1 INVESTMENT ROOMS CORP**

United States Bankruptcy Court for the: **DISTRICT OF PUERTO RICO**

Case number (if known): \_\_\_\_\_

Check if this is an amended filing

**Official Form 204**

**Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders**

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
AAA Box 70101 San Juan, PR 00936-8101		Utilities				\$2,402.73
AEE Box 363508 San Juan, PR 00936-3508		Utilities				\$8,941.06
Compañía de Turismo Box 9024000 San Juan, PR 00902-4000		Rooms Taxes				\$29,942.00
CRIM - Caguas Box 4992 Caguas, PR 00726		Quebrada Arenas Ward, 1 Rd., Km. 25.5 Int., Rio Piedras		\$188,482.71	\$0.00	\$188,482.71
Departamento de Hacienda Box 9024140 San Juan, PR 00902-4140				\$27,154.32	\$0.00	\$27,154.32
Departamento de Hacienda Box 9024140 San Juan, PR 00902-4140		Taxes				\$21,154.32
Departamento de Hacienda Box 9024140 San Juan, PR 00902-4140		Fine				\$10,000.00
Departamento de Recursos Naturales Box 366147 San Juan, PR 00936-6147						\$14,115.36

Debtor **PR 1 INVESTMENT ROOMS CORP**  
Name \_\_\_\_\_

Case number (if known) \_\_\_\_\_

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Junta de Calidad Ambiental Box 11488 San Juan, PR 00910		Fine				\$1,000.00
LSREF2 Island Holdings LTD, Inc. 361 San Francisco St. San Juan, PR 00901		Quebrada Arenas Ward, 1 Rd., Km. 25.5 Int., Rio Piedras		\$3,798,892.47	\$0.00	\$3,798,892.47



B2030 (Form 2030) (12/15)

United States Bankruptcy Court
District of Puerto Rico

In re PR 1 INVESTMENT ROOMS CORP

Debtor(s)

Case No.

Chapter 11

DISCLOSURE OF COMPENSATION OF ATTORNEY FOR DEBTOR(S)

1. Pursuant to 11 U.S.C. § 329(a) and Fed. Bankr. P. 2016(b), I certify that I am the attorney for the above named debtor(s) and that compensation paid to me within one year before the filing of the petition in bankruptcy, or agreed to be paid to me, for services rendered or to be rendered on behalf of the debtor(s) in contemplation of or in connection with the bankruptcy case is as follows:

Table with 2 columns: Description of compensation and Amount. Rows include: For legal services, I have agreed to accept (\$ 3,250.00); Prior to the filing of this statement I have received (\$ 3,250.00); Balance Due (\$ 0.00).

2. The source of the compensation paid to me was:

Debtor (checked) Other (specify):

3. The source of compensation to be paid to me is:

Debtor (checked) Other (specify):

4. I have not agreed to share the above-disclosed compensation with any other person unless they are members and associates of my law firm.

I have agreed to share the above-disclosed compensation with a person or persons who are not members or associates of my law firm. A copy of the agreement, together with a list of the names of the people sharing in the compensation is attached.

5. In return for the above-disclosed fee, I have agreed to render legal service for all aspects of the bankruptcy case, including:

- a. Analysis of the debtor's financial situation, and rendering advice to the debtor in determining whether to file a petition in bankruptcy;
b. Preparation and filing of any petition, schedules, statement of affairs and plan which may be required;
c. Representation of the debtor at the meeting of creditors and confirmation hearing, and any adjourned hearings thereof;
d. [Other provisions as needed]

Negotiations with secured creditors to reduce to market value; exemption planning; preparation and filing of reaffirmation agreements and applications as needed; preparation and filing of motions pursuant to 11 USC 522(f)(2)(A) for avoidance of liens on household goods.

6. By agreement with the debtor(s), the above-disclosed fee does not include the following service:

Representation of the debtors in any dischargeability actions, judicial lien avoidances, relief from stay actions or any other adversary proceeding.

CERTIFICATION

I certify that the foregoing is a complete statement of any agreement or arrangement for payment to me for representation of the debtor(s) in this bankruptcy proceeding.

August 8, 2017

Date

/s/ Gerardo L. Santiago Puig

Gerardo L. Santiago Puig 205402

Signature of Attorney

GSP Law, P.S.C.

Doral Bank Plaza Suite 801

33 Resolució n St.

San Juan, PR 00920

787-777-8000 Fax: 787-767-7107

gsantiagopuig@gmail.com

Name of law firm

**United States Bankruptcy Court  
District of Puerto Rico**

In re PR 1 INVESTMENT ROOMS CORP

Debtor(s)

Case No.

Chapter

11

**VERIFICATION OF CREDITOR MATRIX**

I, the President of the corporation named as the debtor in this case, hereby verify that the attached list of creditors is true and correct to the best of my knowledge.

Date: August 8, 2017

/s/ Luis J. Perez Delgado

**Luis J. Perez Delgado/President**

Signer/Title

PR 1 INVESTMENT ROOMS CORP  
BOX 565  
SALINAS, PR 00751

DEPARTAMENTO DE HACIENDA  
BOX 9024140  
SAN JUAN, PR 00902-4140

MUNICIPIO DE SAN JUAN  
BOX 70179  
SAN JUAN, PR 00936

GERARDO L. SANTIAGO PUIG  
GSP LAW, P.S.C.  
DORAL BANK PLAZA SUITE 801  
33 RESOLUCIÓN ST.  
SAN JUAN, PR 00920

DEPARTAMENTO DE RECURSOS NATURALES  
BOX 366147  
SAN JUAN, PR 00936-6147

AAA  
BOX 70101  
SAN JUAN, PR 00936-8101

DEPARTAMENTO DEL TRABAJO  
BOX 191020  
SAN JUAN, PR 00919

AEE  
BOX 363508  
SAN JUAN, PR 00936-3508

FERRAIUOLI LLC  
BOX 195168  
SAN JUAN, PR 00919-5168

BUENA VISTA PLANTATION CORP.  
BOX 565  
SALINAS, PR 00751

INVERSIONES ARAXI GROUP CORP.  
BOX 565  
SALINAS, PR 00751

CFSE - CAGUAS  
BOX 425  
SAN JUAN, PR 00936-5028

IRS  
BOX 7346  
PHILADELPHIA, PA 19101

CFSE - SAN JUAN  
BOX 365028  
SAN JUAN, PR 00936-5028

JUNTA DE CALIDAD AMBIENTAL  
BOX 11488  
SAN JUAN, PR 00910

COMPañÍA DE TURISMO  
BOX 9024000  
SAN JUAN, PR 00902-4000

LSREF2 ISLAND HOLDINGS LTD, INC.  
361 SAN FRANCISCO ST.  
SAN JUAN, PR 00901

CRIM - CAGUAS  
BOX 4992  
CAGUAS, PR 00726

LUIS J. PÉREZ DELGADO  
BOX 565  
SALINAS, PR 00751

**United States Bankruptcy Court  
District of Puerto Rico**

In re PR 1 INVESTMENT ROOMS CORP

Debtor(s)

Case No.

Chapter 11

**CORPORATE OWNERSHIP STATEMENT (RULE 7007.1)**

Pursuant to Federal Rule of Bankruptcy Procedure 7007.1 and to enable the Judges to evaluate possible disqualification or recusal, the undersigned counsel for PR 1 INVESTMENT ROOMS CORP in the above captioned action, certifies that the following is a (are) corporation(s), other than the debtor or a governmental unit, that directly or indirectly own(s) 10% or more of any class of the corporation's(s') equity interests, or states that there are no entities to report under FRBP 7007.1:

None [*Check if applicable*]

**August 8, 2017**

Date

**/s/ Gerardo L. Santiago Puig**

**Gerardo L. Santiago Puig 205402**

Signature of Attorney or Litigant

Counsel for PR 1 INVESTMENT ROOMS CORP

**GSP Law, P.S.C.**

**Doral Bank Plaza Suite 801**

**33 Resolución St.**

**San Juan, PR 00920**

**787-777-8000 Fax:787-767-7107**

**gsantiagopuig@gmail.com**