



Investment Opportunity

RESIDENTIAL UNITS IN THE REGENCY AT SALCEDO

Salcedo Village, Makati City, Metro Manila

Contents

The Investment Opportunity	.....	03
The Property	.....	04
Amenities	.....	05
Location and Access	.....	06
The Sale Process	.....	07

Investment Opportunity



We, **Jones Lang LaSalle (“JLL”)**, are pleased to present this investment opportunity to acquire and operate one or more of seven available units at The Regency at Salcedo in Makati City.

JLL has been appointed by the selling entity as a marketing agent and transaction advisor to manage the disposition of its seven units in various floors in The Regency at Salcedo, Tordesillas Avenue, Salcedo Village, Makati City, Metro Manila, Philippines (the “Property”).

This information memorandum contains further details and has been prepared by JLL to aid potential investors to further evaluate this investment opportunity.

The selling entity reserves the right to negotiate with one or more prospective buyers at any time and enter into a definitive agreement for the sale of the Property without prior notice to any other potential purchaser.

The Property



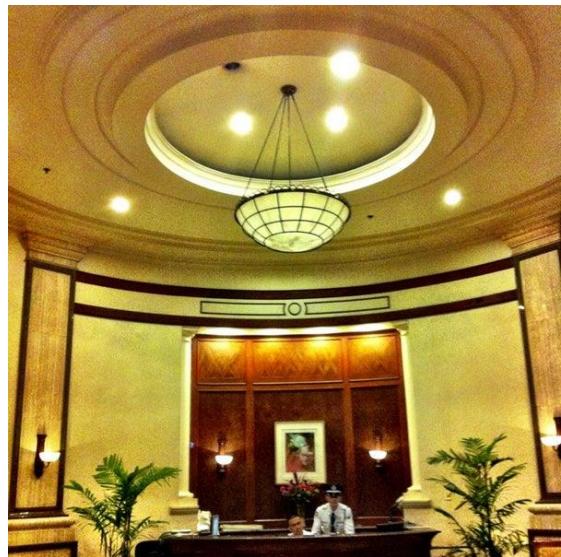
UNIT NUMBER / Unit Type	SIZE (sqm)	RENT AMOUNT UNIT	ESCALATION	INCOME PER ANNUM	SELLING PRICE	YIELD
602 (3 Bedroom)	263.66	VACANT	N/A	N/A	PHP 58,005,200.00	N/A
705 (3 Bedroom)	188.46	PHP 140,000.00	AVERAGED WITH ESC	PHP 1,680,000.00	PHP 41,461,200.00	4%
801 (3 Bedroom)	195.21	PHP 136,082.00	not indicated	PHP 1,632,984.00	PHP 42,946,200.00	4%
1101 (3 Bedroom)	195.57	PHP 136,082.68	not indicated	PHP 1,632,992.16	PHP 43,025,400.00	4%
2002 (3 Bedroom)	204.57	PHP 136,344.62	not indicated	PHP 1,636,135.44	PHP 45,005,400.00	4%
2004 (2 Bedroom)	149.43	PHP 90,000.00	not indicated	PHP 1,080,000.00	PHP 32,874,600.00	3%
2904 (2 Bedroom)	149.43	PHP 92,727.00	AVERAGED WITH ESC	PHP 1,112,724.00	PHP 32,874,600.00	3%

UNIT NUMBER	SIZE (sqm)	LEASE COMMENCEMENT	LEASE END	TENANT PROFILE	PARKING	PARKING
602 (3 Bedroom)	263.66	N/A	N/A	N/A	B151 - B152	2 Parking
705 (3 Bedroom)	188.46	NOV 9, 2019	NOV 8, 2022	EXPAT - ADB	B405 - B406	2 Parking
801 (3 Bedroom)	195.21	JUNE 26, 2017	JUNE 25, 2026	EXPAT - US EMB	B445 - B446	2 Parking
1101 (3 Bedroom)	195.57	OCT 24, 2016	OCT 23, 2025	EXPAT - US EMB	B303 - B304	2 Parking
2002 (3 Bedroom)	204.57	JUNE 13, 2016	JUNE 12, 2025	EXPAT - US EMB	5F30 - 5F31	2 Parking
2004 (2 Bedroom)	149.43	MAY 15, 2019	MAY 14, 2023	EXPAT - US EMB	5F24 - 5F25	2 Parking
2904 (2 Bedroom)	149.43	FEB 4, 2019	FEB 3, 2028	EXPAT - US EMB	2 parking	2 Parking

The Regency at Salcedo is a 36-storey high-rise residential condominium towering across the Makati skyline at 134 meters high. The newly-renovated units on offer are either 2- or 3-bedroom units, with two parking slots each. Most units are tenanted and on long term leases. This provides for a steady stream of immediately available income upon purchase.

The project is developed by Ayala Land, one of the country's premier developers and known for its luxury brands.

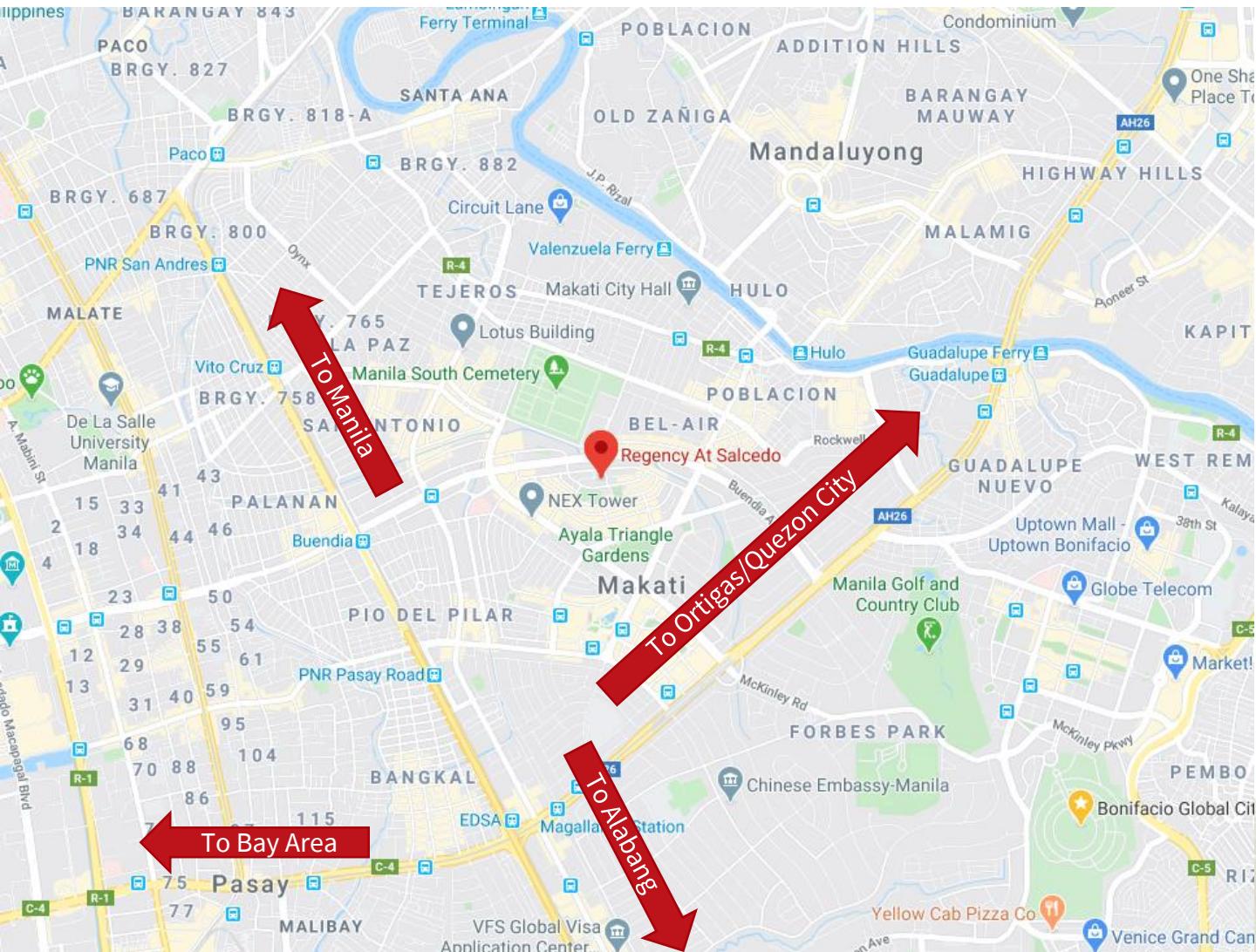
Amenities



The spacious units at The Regency are equipped with standard features such as Cable TV, phone and internet. In addition, the building's amenities offer much, including a mini park with water features and extensive greenery, a swimming pool with whirlpool and sun deck, a fitness center, a children's play area, a social hall with pantry, a function room, and a game room with facilities for billiards and table tennis.

Other building features and services include a management office, three high-speed elevators, a seven-level parking garage, drivers' waiting lounge, 24-hour security, an intercom system, standby generators, and a fully automated sprinkler system.

Location and Access



The Makati City CBD has been a major central point for ease of access to different points in the Metro. To the west is the Bay Area, the emerging hub of entertainment and gaming. To the east is the Ortigas CBD and Quezon City. To the north is Manila City, where the Port of Manila is located. To the south are the industrial districts of Parañaque and Muntinlupa and the Alabang CBD. This centrality makes the Makati CBD, and The Regency at Salcedo, an attractive location for tenants and developers alike.

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