



Investment Opportunity

The Regency Salcedo

INCOME GENERATING PROPERTIES

PRIME RESIDENTIAL UNITS WITH PARKING

TENANTED UNITS | FULLY FURNISHED WITH LONG TERM LEASES

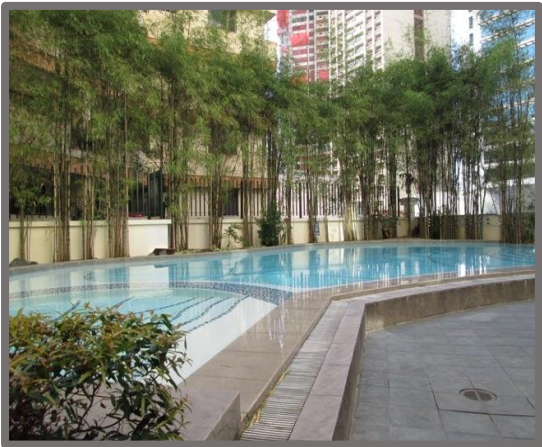
JLL is pleased to offer an exceptional opportunity to purchase multiple prime properties in Salcedo Village, Makati.

The portfolio's assets are strategically located within the Makati Central Business District & across Salcedo Park.

Summary of Availabilities

Unit Type	Size (Sq. M)	Monthly Income (PHP)	Lease Expiry
705 (3 Bedroom)	188.46	PHP 223,123.25	September 1, 2024
801 (3 Bedroom)	195.21	PHP 230,801.38	June 26, 2026
1101 (3 Bedroom)	195.21	PHP 230,801.38	October 23, 2025
2002 (3 Bedroom)	204.57	PHP 241,448.38	June 12, 2025
2004 (2 Bedroom)	149.43	PHP 178,726.63	May 14, 2023
2101 (3 Bedroom)	195.21	PHP 230,801.38	August 14, 2027
2904 (2 Bedroom)	149.43	PHP 178,726.63	February 3, 2028

Unit Type	Size (Sq. M)	Selling Price (PHP)	Gross Yield
705 (3 Bedroom)	188.46	PHP 38,249,700.00	7%
801 (3 Bedroom)	195.21	PHP 39,565,950.00	7%
1101 (3 Bedroom)	195.21	PHP 39,565,950.00	7%
2002 (3 Bedroom)	204.57	PHP 41,391,150.00	7%
2004 (2 Bedroom)	149.43	PHP 30,638,850.00	7%
2101 (3 Bedroom)	195.21	PHP 39,565,950.00	7%
2904 (2 Bedroom)	149.43	PHP 30,638,850.00	7%



The Regency Salcedo Village

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