



Canopy
PROPERTIES

• STUDIOS WITH SOUL •

INFORMATION MEMORANDUM



2990 BALABAC STREET, BRGY. PINAGKAISAHAN, MAKATI CITY

PROPERTY DETAILS

CANOPY BALABAC - 45 STUDIOS

204 SQM
LAND AREA

1145 SQM
FLOOR AREA

6
STOREY + ROOF DECK
BUILDING

**REINFORCED
CONCRETE**
STRUCTURE

Q4 2022
YEAR BUILT:

GOOD
CONDITION

R-2
(MEDIUM DENSITY
RESIDENTIAL)
ZONING

14.4M x 17M
DEPTH
FRONTAGE



FLAGSHIP
BUILDING —
FULLY
OPERATIONAL

PASSENGER
ELEVATOR

FEATURES & AMENITIES

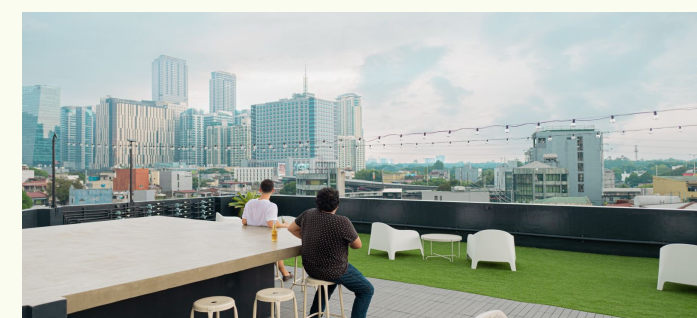
FIRE
SUPPRESSION
SYSTEM

LOBBY,
CAFETERIA
& ADMIN
OFFICE



LOCATION

- WALKING DISTANCE TO BGC
- 190M TO EDSA, 150M TO KALAYAAN AVE
- NEAR GUADALUPE COMMERCIAL COMPLEX



2660 AGUTAYA STREET, BRGY. PINAGKAISAHAN, MAKATI CITY

PROPERTY DETAILS



CANOPY AGUTAYA - 52 STUDIOS

204 SQM
LAND AREA

1073 SQM
FLOOR AREA

6
STOREY + ROOF DECK
BUILDING

MAY 2024
COMPLETED

Q4 2022
YEAR BUILT:

VERY GOOD
CONDITION

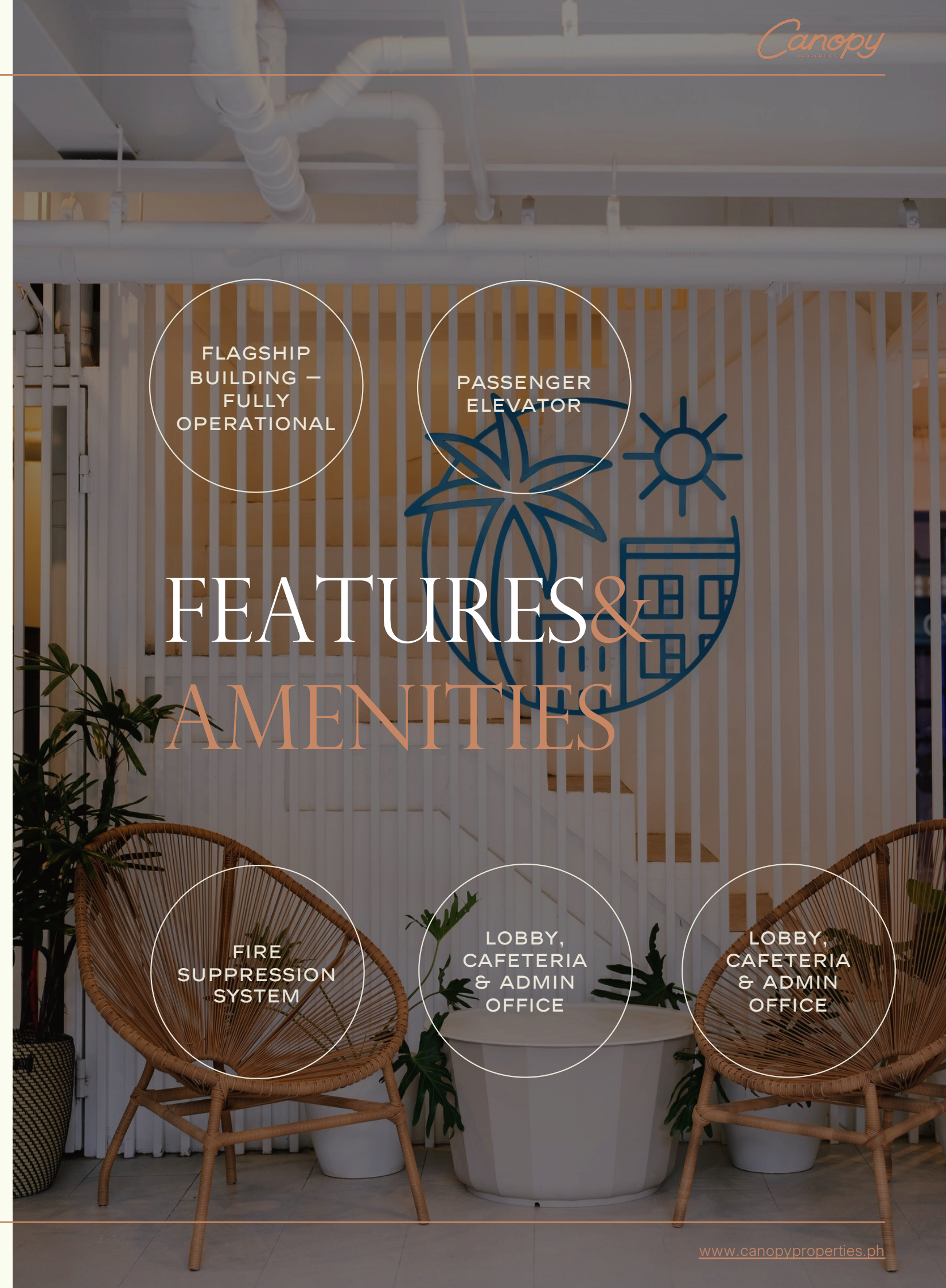
R-2
(MEDIUM DENSITY
RESIDENTIAL)
ZONING

12M
ALONG AGUTAYA STREET
FRONTAGE



LOCATION

- WALKING DISTANCE TO BGC
- 120M FROM EDSA, 260M FROM KALAYAAN AVE



FLAGSHIP
BUILDING —
FULLY
OPERATIONAL

PASSENGER
ELEVATOR

FEATURES & AMENITIES

FIRE
SUPPRESSION
SYSTEM

LOBBY,
CAFETERIA
& ADMIN
OFFICE

LOBBY,
CAFETERIA
& ADMIN
OFFICE

3451 GRACIA STREET, BRGY. PINAGKAISAHAN, MAKATI CITY

PROPERTY DETAILS

CANOPY GRACIA - 57 STUDIOS

227 SQM
LAND AREA

1212.4 SQM
FLOOR AREA

6
STOREY + ROOF DECK
BUILDING

JULY 2025
COMPLETED

Q4 2022
YEAR BUILT:

VERY GOOD
(NEWLY CONSTRUCTED)
CONDITION

R-2
(MEDIUM DENSITY
RESIDENTIAL)
ZONING

11.82M
ALONG GRACIA
STREET
FRONTAGE



RC + STEEL
FRAMING, RED
BRICK VENEER

ROOF DECK
SWIMMING
POOL

PASSENGER
ELEVATOR

FEATURES & AMENITIES

FIRE
SUPPRESSION,
DETECTOR &
ALARM

GYM,
ADMIN
OFFICE &
PARKING

CERAMIC TILE
FLOORING
THROUGHOUT



LOCATION

- WALKING DISTANCE TO BGC
- 80M TO KALAYAAN AVE
- 40M FROM EDSA



3689 GABONG STREET, BRGY. PINAGKAISAHAN, MAKATI CITY

SITE DETAILS



CANOPY GABONG — 42 STUDIOS

188 SQM
LAND AREA

1066 SQM
FLOOR AREA

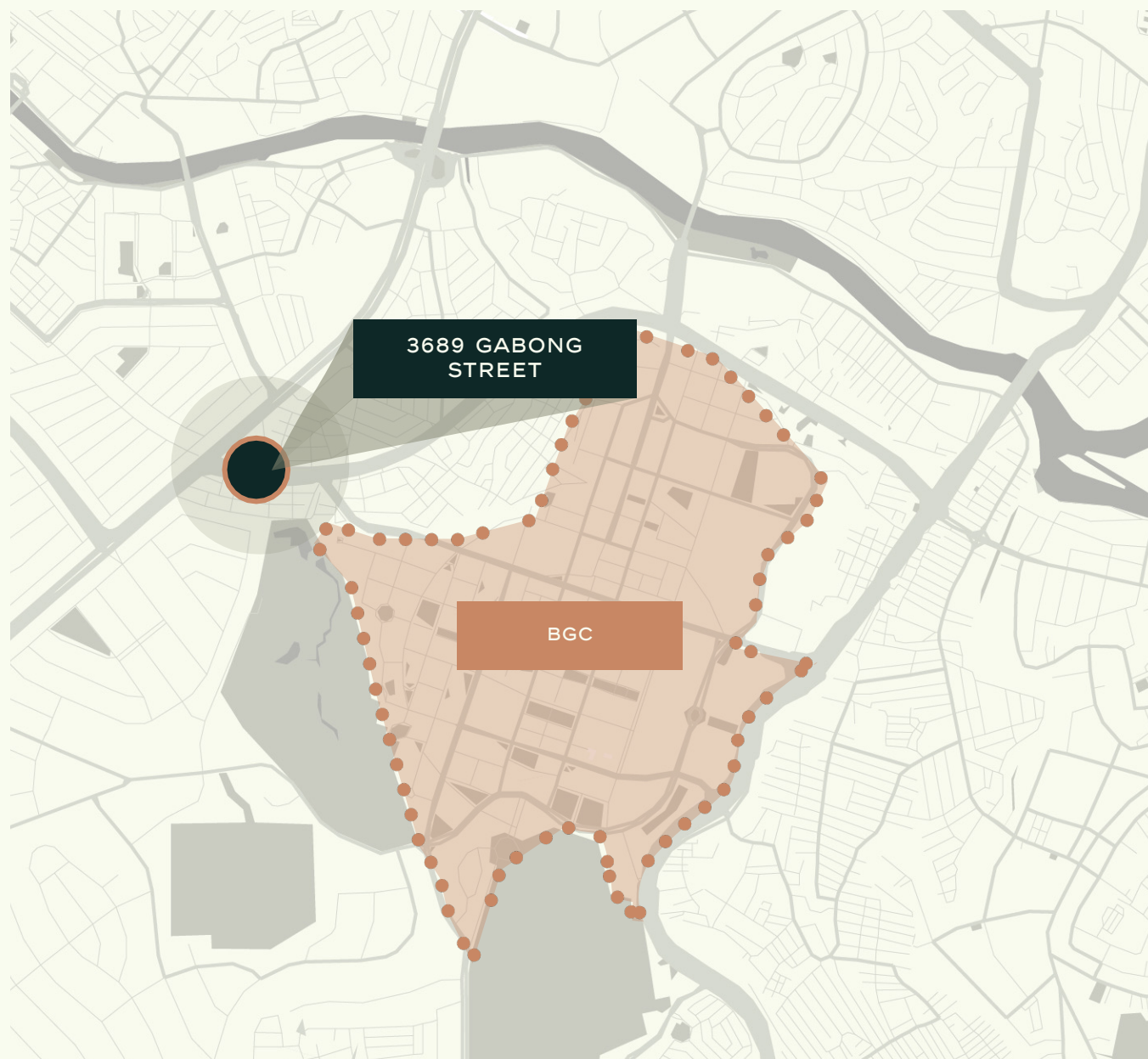
6
STOREYS + ROOF
DECK + POOL
BUILDING

**UNDER
CONSTRUCTION**
(~30% COMPLETE)
STATUS

**OPENING Q4
2026**
EXPECTED

R-2
(MEDIUM DENSITY
RESIDENTIAL)
ZONING

10.23M
ALONG GABONG STREET
FRONTAGE



LOCATION

- WALKING DISTANCE TO BGC
- 90M FROM KALAYAAN AVE, 400M FROM EDSA
- NEAR GUADALUPE COMMERCIAL COMPLEX

RC + STEEL
FRAMING, RED
BRICK VENEER

GYM & ROOF
DECK
SWIMMING
POOL

PLANNED & AMENITIES

PASSENGER
ELEVATOR

FIRE
SUPPRESSI
ON &
ALARM
SYSTEM

FULLY
FURNISHED
STUDIO
UNITS



CANOPY COL. SANTOS – 62 STUDIOS

218 SQM

LAND AREA

1,272.33 SQM

FLOOR AREA

7

STOREYS +
ROOF DECK + POOL
BUILDING12M ALONG COL.
SANTOS ST X
DEPTH: 20M

COMPLETED

UNDER
CONSTRUCTION
(~0% COMPLETE)

STATUS

GRDZ-1
(3 FLOORS MAX, FAR
2.0) – BUT OBTAINED
SPECIAL APPROVAL
FOR 7 STOREY
BUILDING

ZONING

OPENING Q4
2026

EXPECTED

SITE DETAILS

6106 COL. SANTOS & PRES. C. GARCIA STREETS, BRGY. SOUTH CEMBO, TAGUIG CITY

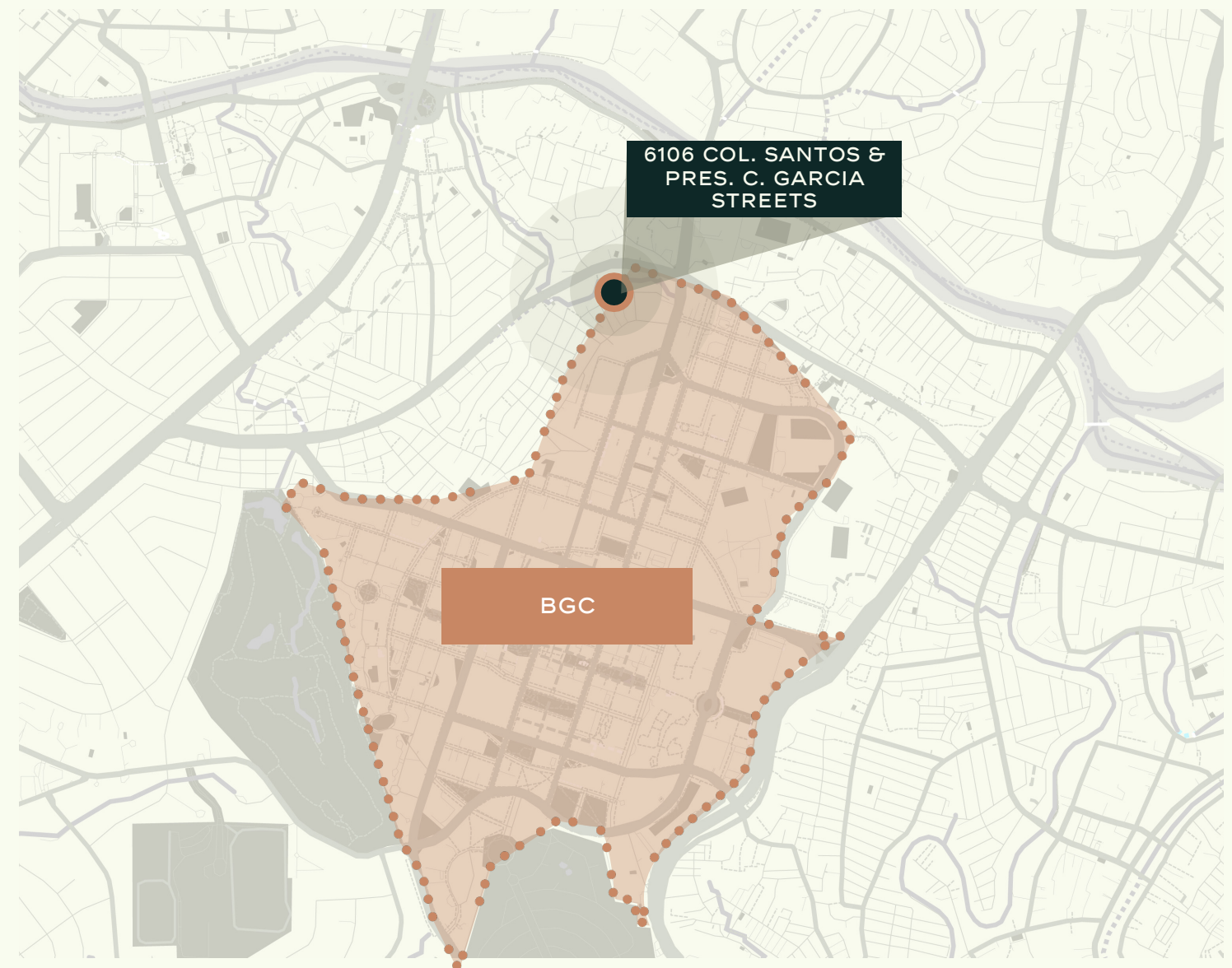
RC + STEEL
FRAMING, RED
BRICK VENEER

GYM & ROOF
DECK SWIMMING
POOL

PLANNED & AMENITIES

PASSENGER
ELEVATOR

FIRE
SUPPRESSI
ON &
ALARM
SYSTEM



LOCATION

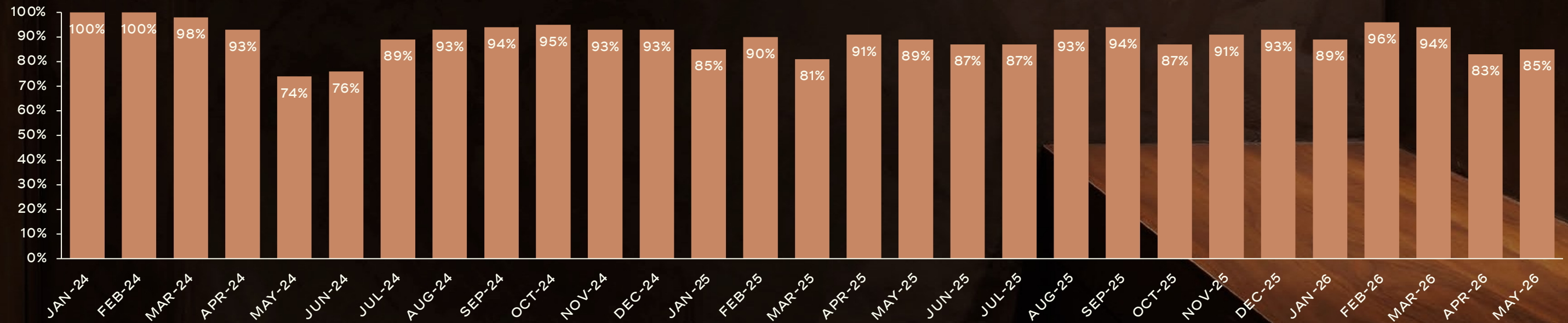
- BRGY. SOUTH CEMBO, TAGUIG CITY
- 160M FROM 8TH AVE, NEAR BGC & UPTOWN MALL
- 310M FROM KALAYAAN AVE & 8TH AVE JUNCTION





BALABAC: OCCUPANCY RATES

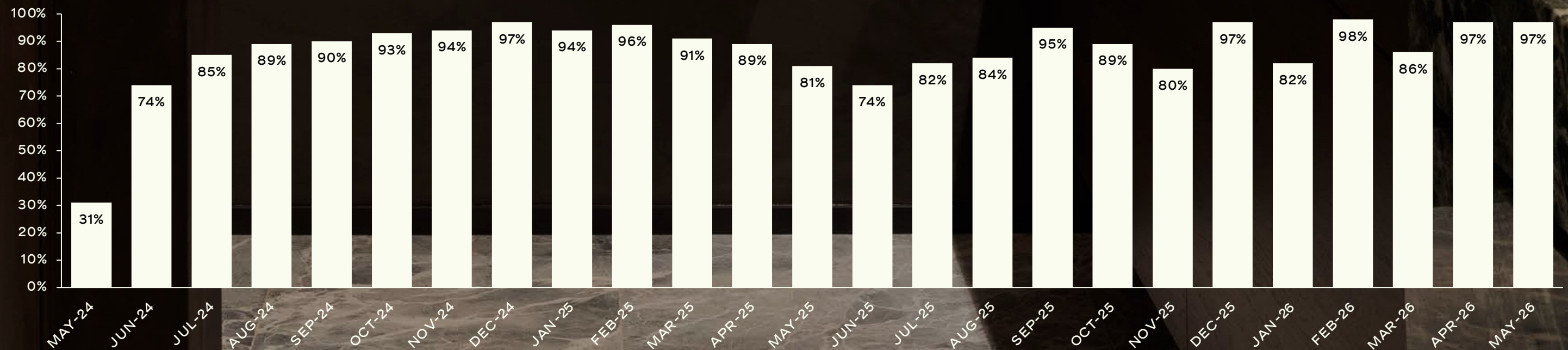
OCCUPANCY RATE BALABAC BUILDING 2022-2025



FALL OFF IN LONG TERM OCCUPANCY IN BALABAC LEAD US TO ADD 9 VACANT UNITS IN MAY TO SHORT TERM BOOKINGS AND THESE ARE FILLING UP QUICKLY.

AGUTAYA: OCCUPANCY RATES

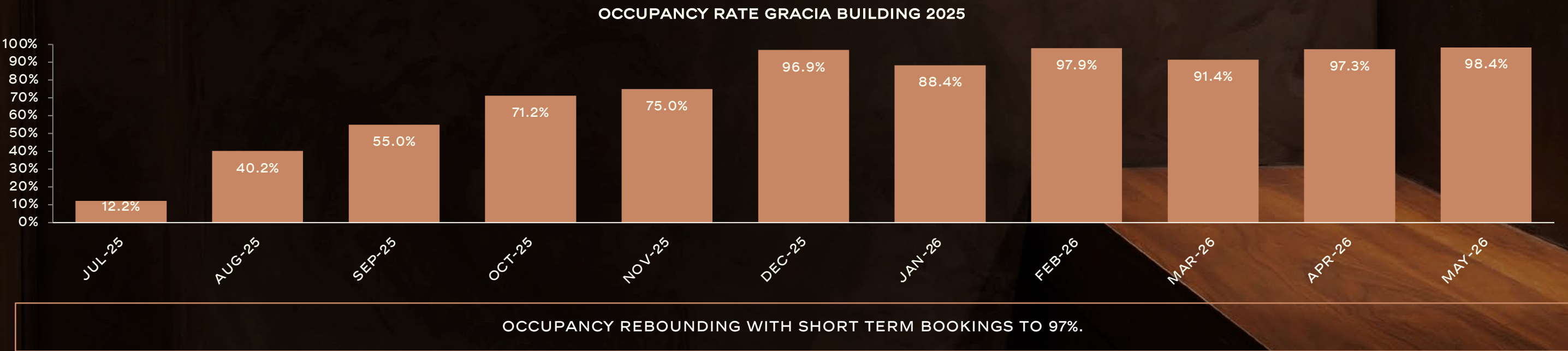
OCCUPANCY RATE AGUTAYA BUILDING



OCCUPANCY REBOUNDING WITH SHORT TERM BOOKINGS TO 97%.



GRACIA: OCCUPANCY RATES



PROJECTIONS (INCOME STATEMENT)

	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10	YR 11	YR 12
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
RATE PER STUDIO	29,651.79	35,617.29	38,110.50	40,778.23	43,632.71	46,687.00	49,955.09	53,451.94	57,193.58	61,197.13
NUMBER OF STUDIOS	192.00	253.00	253.00	253.00	253.00	253.00	253.00	253.00	253.00	253.00
OCCUPANCY	76%	95%	95%	95%	95%	95%	95%	95%	95%	95%
MONTHS	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
ROOM REVENUE	49,516,505.36	102,951,026.36	110,157,598.20	117,868,630.08	126,119,434.18	134,947,794.57	144,394,140.19	154,501,730.01	165,316,851.11	176,889,030.69
AVE ADR	988.39	1,187.24	1,270.35	1,359.27	1,454.42	1,556.23	1,665.17	1,781.73	1,906.45	2,039.90
PARKING REVENUE	-	-	-	-	-	-	-	-	-	-
UTILITIES REVENUE (10%)	-	-	-	-	-	-	-	-	-	-
GROSS REVENUES	₱ 49,516,505	₱ 102,951,026	₱ 110,157,598	₱ 117,868,630	₱ 126,119,434	₱ 134,947,795	₱ 144,394,140	₱ 154,501,730	₱ 165,316,851	₱ 176,889,031
LESS: EXPENSES										
G&A	6,532,500.00	10,349,625.00	10,867,106.25	11,410,461.56	11,980,984.64	12,580,033.87	13,209,035.57	13,869,487.34	14,562,961.71	15,291,109.80
UTILITIES	5,419,375.00	8,725,518.75	9,161,794.69	9,619,884.42	10,100,878.64	10,605,922.58	11,136,218.70	11,693,029.64	12,277,681.12	12,891,565.18
ADVERTISING	335,000.00	530,750.00	557,287.50	585,151.88	614,409.47	645,129.94	677,386.44	711,255.76	746,818.55	784,159.48
INSURANCE	277,320.00	410,120.80	375,260.53	343,363.39	314,177.50	287,472.41	263,037.26	240,679.09	220,221.37	201,502.55
MANAGEMENT FEES	-	-	-	-	-	-	-	-	-	-
TAXES & LICENSES	1,340,000.00	2,123,000.00	2,229,150.00	2,340,607.50	2,457,637.88	2,580,519.77	2,709,545.76	2,845,023.05	2,987,274.20	3,136,637.91
TOTAL EXPENSES	₱ 13,904,195	₱ 22,139,015	₱ 23,190,599	₱ 24,299,469	₱ 25,468,088	₱ 26,699,079	₱ 27,995,224	₱ 29,359,475	₱ 30,794,957	₱ 32,304,975
EBITDA	₱ 35,612,310	₱ 80,812,012	₱ 86,966,999	₱ 93,569,161	₱ 100,651,346	₱ 108,248,716	₱ 116,398,916	₱ 125,142,255	₱ 134,521,894	₱ 144,584,056

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