

**PROPERTY ALERT!!!**

**BGC**

**BONIFACIO GLOBAL CITY**



**Great Deals 30% to 45%  
Below Market Prices**



**Cash or Affordable Terms  
Or name your terms**



**Limited Units**



**Prime location  
1br to 2br units only**

# PROCESS FOR BGC PROPERTIES

1. CHOOSE THE UNIT .. RESERVE THRU PAYPAL OR CREDIT CARD
  - 1 BEDROOM UNIT \$1000
  - 2 BEDRROM UNIT \$1500
  - PARKING \$500
  - ALL RESERVATION ARE REFUNDABLE UPTO 50% OF AMOUNT PAID WITHIN 3 DAYS.
2. **IF YOU CHOOSE THE REGULAR PAYTERM OFFERED BY THE SELLER stated in the website**
  - **BUYER GETS THE UNIT**
3. IF YOU CHOOSE TO GIVE AN OFFER
  - RESERVE THE UNIT AND WILL SEND OFFER TO SELLER
  - FIRST COME FIRST SERVE BASIS
  - IF THE SELLER WILL NOT ACCEPT OFFER A COUNTER OFFER WILL BE GIVEN. IF NO AGREEMENT, RESERVATION WILL BE REFUNDED
  - BSP WILL PROCEED TO THE NEXT BUYER ON-QUE
  - MANY BUYERS CAN SUBMIT AN OFFER PER UNIT
4. IF BUYER WILL WILL PAY CASH, BSP CAN ASK FOR MORE DISCOUNT
5. IF BUYER WILL PAY THRU BANK LOAN, BUYER NEEDS TO IMMEDIATELY FILL UP BANK FORM AFTER RESERVATION AND SETTLE THE BANK FEES.

**Note: BSP aims for buyers/investors to get the best deal.**

**We do not encourage buyers to offer more than the asking price. All prices are already negotiated to the barest possible. The sellers are just looking for the best payterm or payment plan proposal from buyers.**

# Location & Access

Central location only a few minutes away from

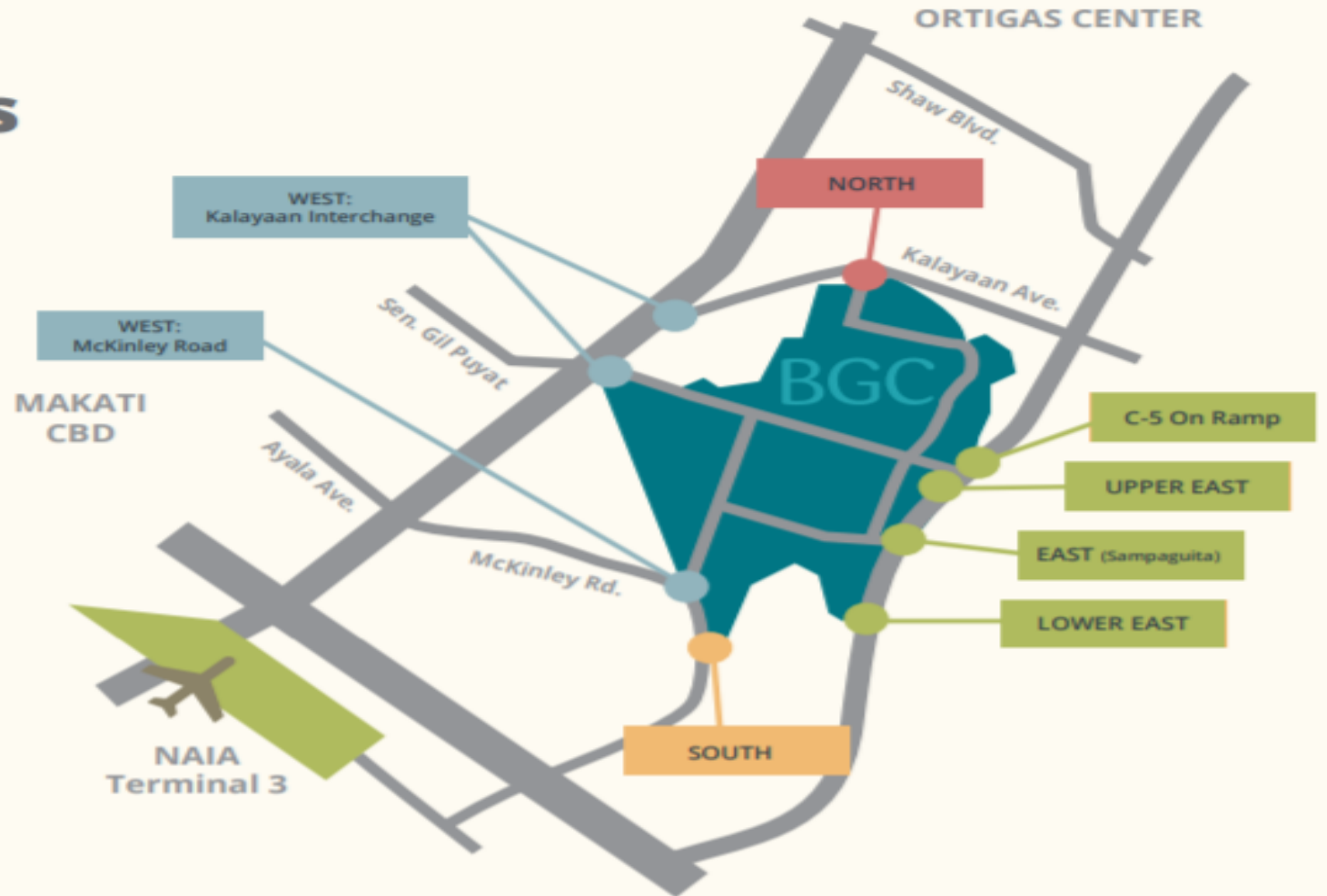
- Makati CBD
- Ortigas CBD
- NAIA 3 Airport Terminal

Directly linked to major thoroughfares

- C5
- EDSA

Multiple Access Points:

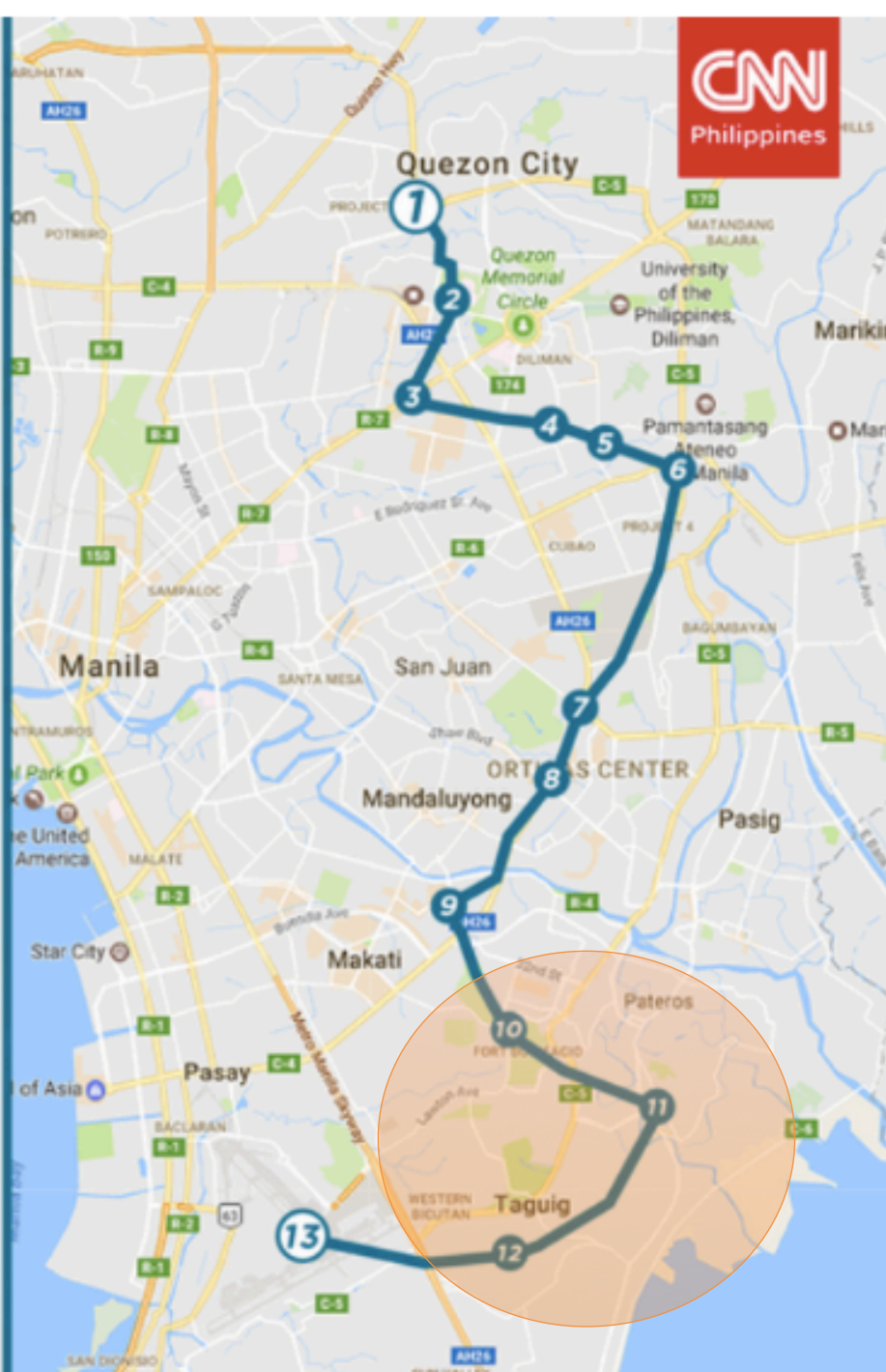
- North:  
Via Kalayaan, EDSA and C5
- West:  
To Makati via Kalayaan Flyover, McKinley Road or EDSA
- East:  
C5 via 3 access points
- South:  
To the airport via Villamor Airbase or EDSA; To SLEX via C5



# MEGA MANILA SUBWAY

## PROPOSED STOPS

- 1 Mindanao Avenue
- 2 North Avenue
- 3 Quezon Avenue
- 4 East Avenue
- 5 Anonas
- 6 Katipunan
- 7 Ortigas North
- 8 Ortigas South
- 9 Kalayaan Avenue
- 10 Bonifacio Global City
- 11 Cayetano Boulevard
- 12 Food Terminal Incorporated
- 13 Ninoy Aquino International Airport



## ADVANTAGE OF THE LOCATION

- Properties within the proximity of subway stations has 30% more probability of value advantage
- Subway to be completed within 2024 and the first phase by 2022
- Phase 1 is from Quezon City to Taguig City, estimated travel time in 30mins
- Estimated to start last quarter of 2020



# TIMELINE and BACKGROUND

- **BGC FORMERLY FORT BONIFACIO OR THE FORT ORIGINALLY FROM PLDT**
  - ◆ DESIGNED TO EXPAND THE AFFLUENT AREA OF FORBES PARK AND DASMA MAKATI
  - ◆ ESSENSA WAS THE KNOWN PROMINENT DEVELOPMENT
  - ◆ INITIATIVE OF GOVERNMENT TO GET MORE FUNDING
  - ◆ PLDT FOCUSED SHIFTED TO EXPAND TELECOMMUNICATION BUSINESS
  - ◆ USED SOME FUNDS TO DEVELOP MORE BEACH RESORT THRU LANDCO.
- **DEVELOPMENT OF BURGOS FAMILY**
- **2003 AYALA ACQUIRED MAJORITY OF THE PRIME LOCATION AND MEGAWORLD THE OUTSKIRTS**
- **2003 TO 2019 CONSISTENT INCREASE IN VALUE**

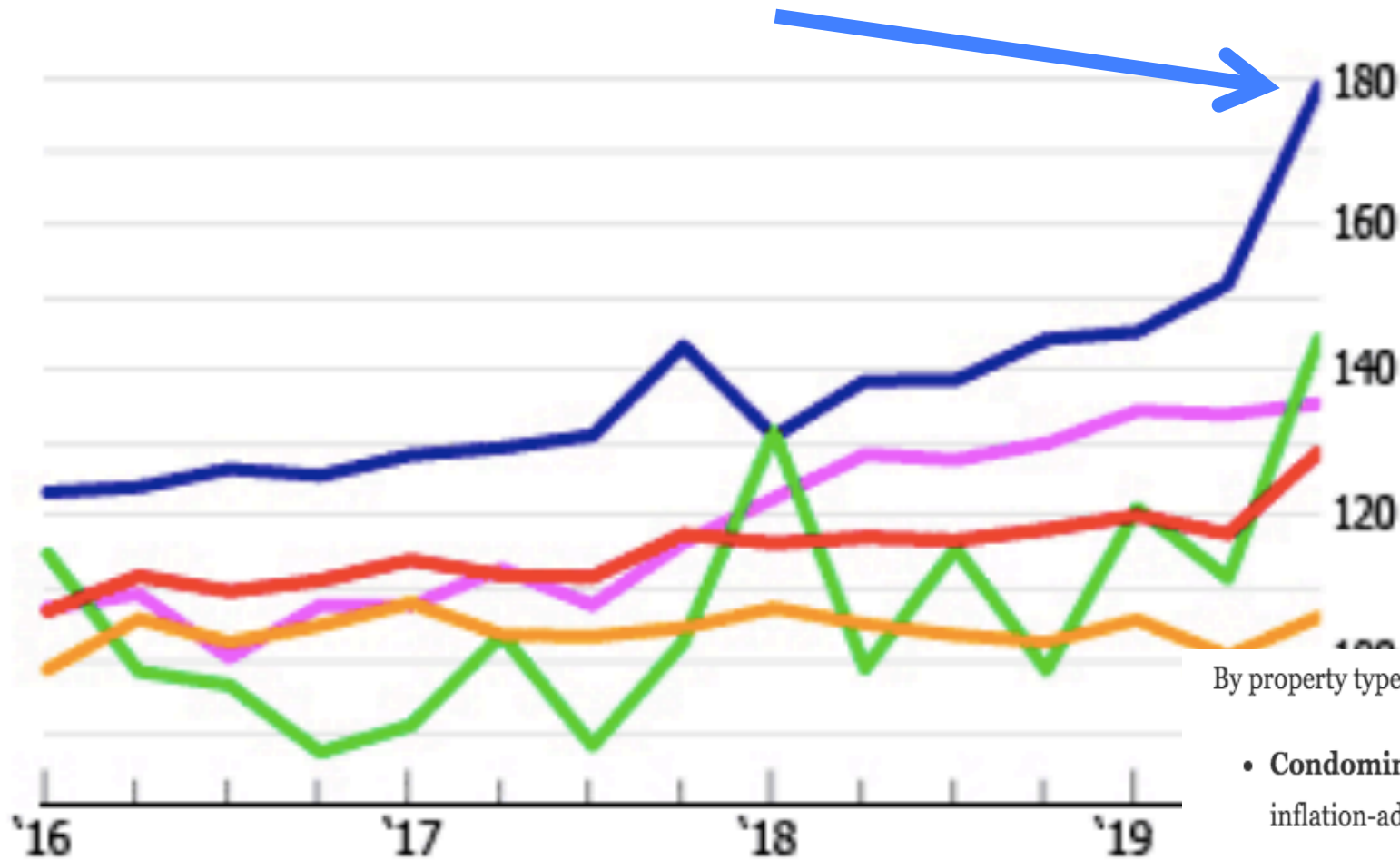
# 2020 onwards potential

## REIT Law's full implementation to drive the property market

In January 20, 2020, the government finally released the revised Implementing Rules and Regulations (IRR) of the Real Estate Investment Trust Act of 2009, removing stringent tax and minimum public ownership requirements that prevented the wider use of REITs.

This will allow companies to list property assets on the Philippine Stock Exchange as stand-alone vehicles. Colliers believe that it will redefine the Philippine real estate market. “The implementation is likely to develop the country’s property and capital markets,” said Colliers. “REITs should also stoke the construction and infrastructure sectors which have significant multiplier effects to the economy.”

# Residential Real Estate Index (Q1 2014 = 100)



By property type:

- **Condominium units** saw the strongest y-o-y price increase of 29.1% (28.6% inflation-adjusted) in Q3 2019 from a year earlier
- For **single detached/attached houses**, prices rose by a modest 2.4% (2.1% inflation-adjusted) during the year to Q3 2019
- **Duplex house** prices surged 24.8% (24.4% inflation-adjusted) y-o-y in Q3 2019
- **Townhouse** prices rose by 6% (5.7% inflation-adjusted) over the same period

■ Condominium unit    ■ All types    ■ Duplex  
■ Townhouse    ■ Single detached / attached house

Source: Bangko Sentral ng Pilipinas, Global Property Guide

## Residential rents rising; vacancy rates falling

Residential rents across Metro Manila rose by 1.9% q-o-q in Q4 2019, according to [Jones Lang La Salle](#), amidst strong local and foreign demand and falling vacancy rates. In fact, average rents in prime three-bedroom units in Rockwell, Makati CBD and Fort Bonifacio rose by 3.5% in Q4 2019 from the previous quarter, based on figures from [Colliers](#).

During 2019 rents rose very sharply in some CBD locations:

- In Taguig City, monthly residential rents surged by 45.6% q-o-q to an average of PHP 1,310 (US\$25.4) per sq. m.
- In Makati City, monthly residential rents rose by 18.5% q-o-q to PHP 1,185 (US\$23) per sq. m.
- In Pasay City, monthly residential rents fell by 20.7% q-o-q to an average of PHP 1,070 (US\$21) per sq. m.

“We see a sustained pace of rental growth from 2020 to 2022 due to sustained leasing of secondary units in key CBDs,” said Colliers. “We see a faster acceleration of rents in residential towers that complement POGO offices.”

Colliers projects that Metro Manila will see an average rental growth of 7.5% annually from 2020 to 2022.

**RESIDENTIAL RENTS, Q4 2019**

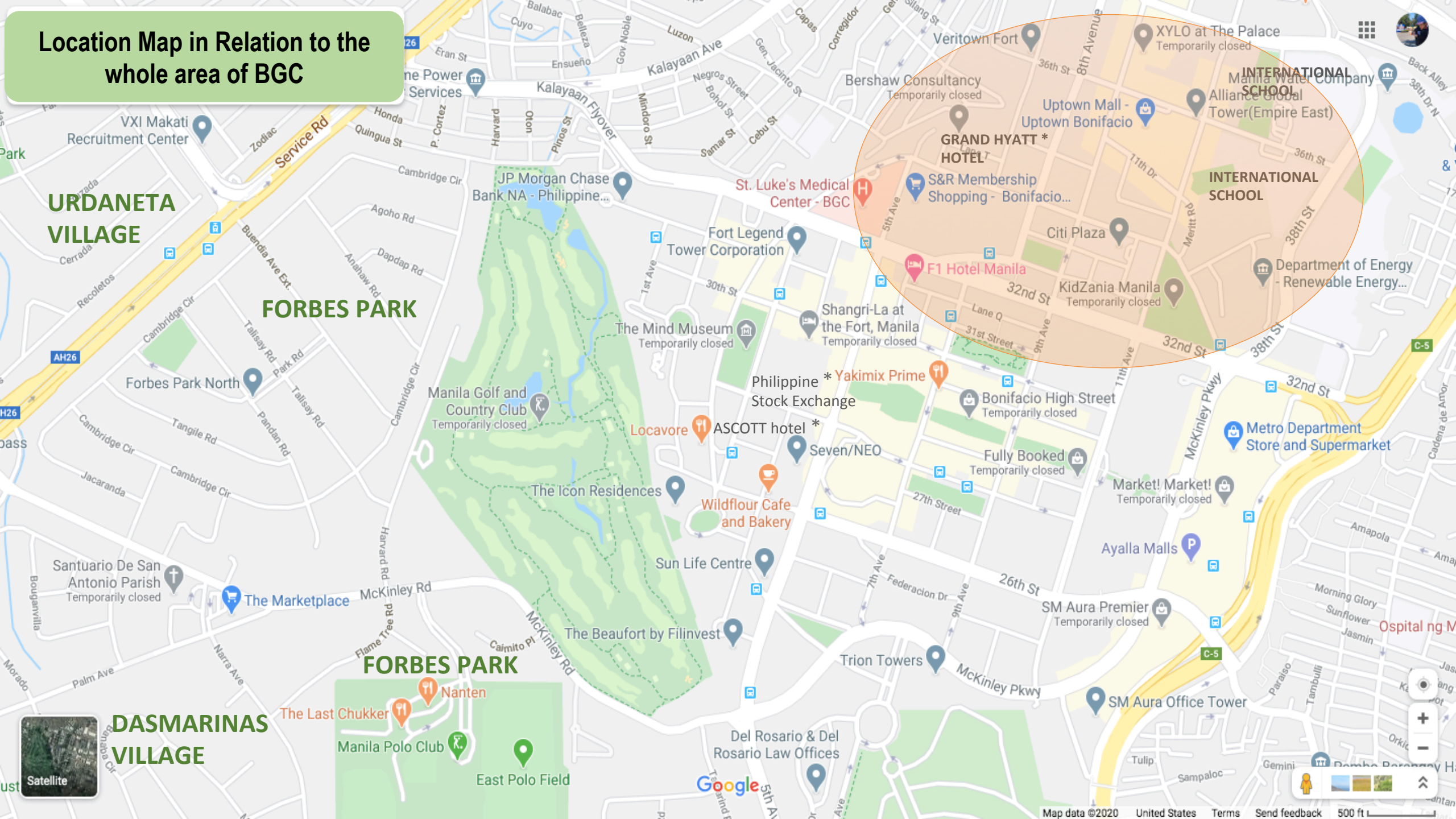
Location	Monthly Rents	
	PHP per sq. m.	USD per sq. m.
Taguig City	700 – 1,920	14 – 37
Makati City	510 – 1,860	10 – 36
Pasay City	530 – 1,610	10 – 31
Quezon City	260 – 1,470	5 – 29
Parañaque City	280 – 1,450	5 – 28
Muntinlupa City	650 – 1,410	13 – 27
Pasig City	250 – 1,380	5 – 27



Several condominium projects in the Bay Area are ahead of schedule, with developers seizing strong demand from offshore gaming employees. The Bay Area is expected to be the top condominium submarket in 2020, according to Colliers, though Fort Bonifacio remains a preferred residential location because of its high-end malls, restaurants, office buildings, and international schools.



# Location Map in Relation to the whole area of BGC



**URDANETA VILLAGE**

**FORBES PARK**

**DASMARINAS VILLAGE**

**FORBES PARK**

**GRAND HYATT \* HOTEL**

**INTERNATIONAL SCHOOL**

**F1 Hotel Manila**

**Locavore**

**Wildflour Cafe and Bakery**

**The Last Chukker**

**Nanten**

**Manila Polo Club**

**East Polo Field**

**XYLO at The Palace**  
Temporarily closed

**Bershaw Consultancy**  
Temporarily closed

**Uptown Mall - Uptown Bonifacio**

**Alliance Global Tower (Empire East)**

**JP Morgan Chase Bank NA - Philippine...**

**St. Luke's Medical Center - BGC**

**Fort Legend Tower Corporation**

**S&R Membership Shopping - Bonifacio...**

**INTERNATIONAL SCHOOL**

**Citi Plaza**

**Department of Energy - Renewable Energy...**

**The Mind Museum**  
Temporarily closed

**Shangri-La at the Fort, Manila**  
Temporarily closed

**KidZania Manila**  
Temporarily closed

**Philippine \* Stock Exchange**

**Bonifacio High Street**  
Temporarily closed

**Metro Department Store and Supermarket**

**ASCOTT hotel \***

**Seven/NEO**

**Fully Booked**  
Temporarily closed

**Market! Market!**  
Temporarily closed

**The Icon Residences**

**Sun Life Centre**

**Ayala Malls**

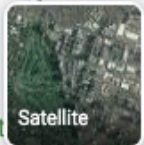
**The Beaufort by Filinvest**

**Trion Towers**

**SM Aura Premier**  
Temporarily closed

**SM Aura Office Tower**

**Del Rosario & Del Rosario Law Offices**



Google



# SHANGRI-LA HOTEL



Major landmark .. Walking distance from the projects .. 12 to 15 walk (estimate)



Major landmark .. Walking distance from the projects .. 12 to 15 min. walk (estimate)

# GRAND HYATT 5 STAR HOTEL



Major landmark .. Walking distance from the projects .. 2 TO 3 minute walk (estimate)

# St. Lukes Hospital



Major landmark .. Walking distance from the projects .. 3 to 5 minute walk (estimate)