



Sierra Valley Gardens 4



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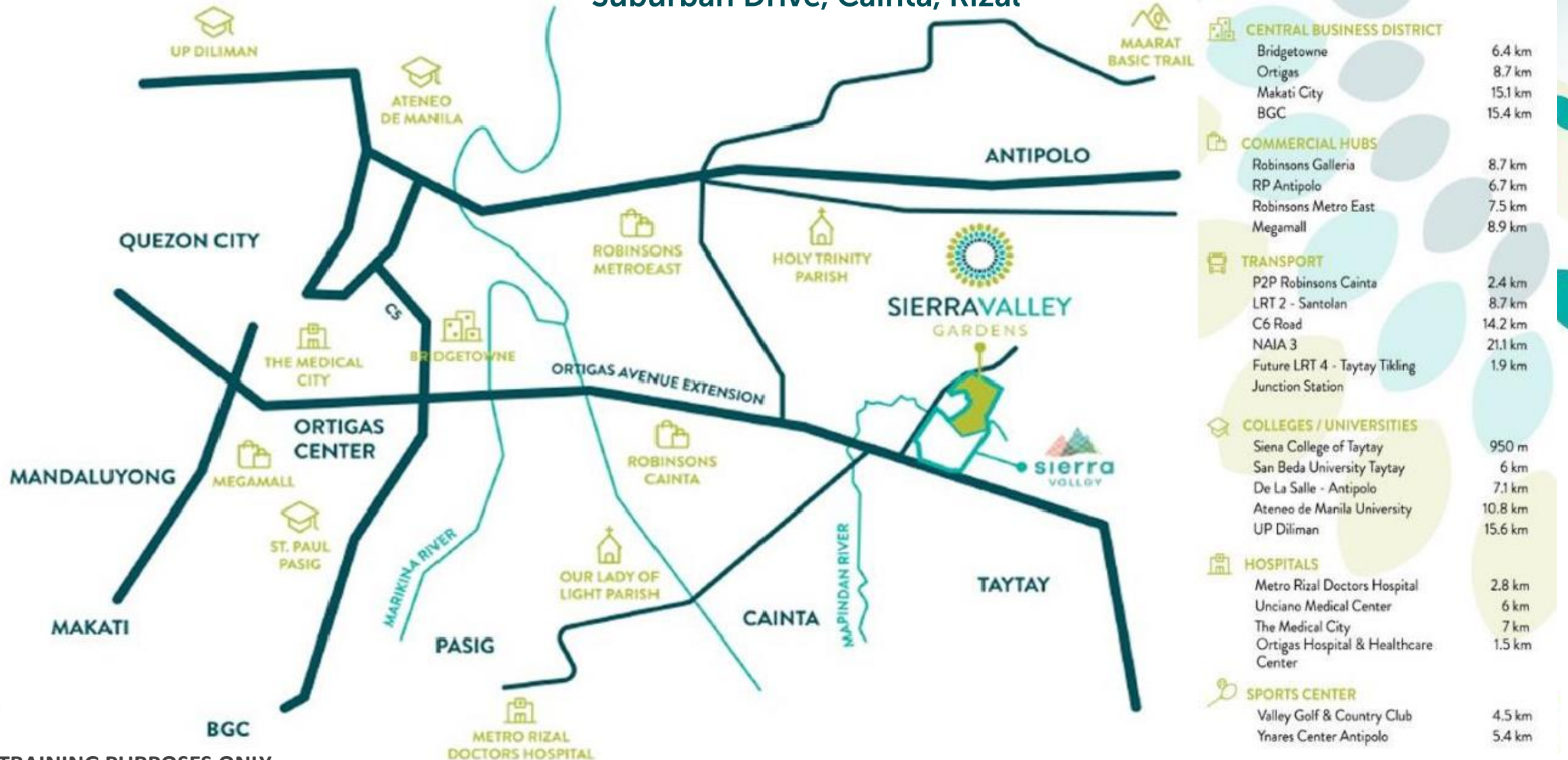
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Overview

Lay of the Land

VICINITY MAP

Ortigas Avenue Extension, Corner
Suburban Drive, Cainta, Rizal



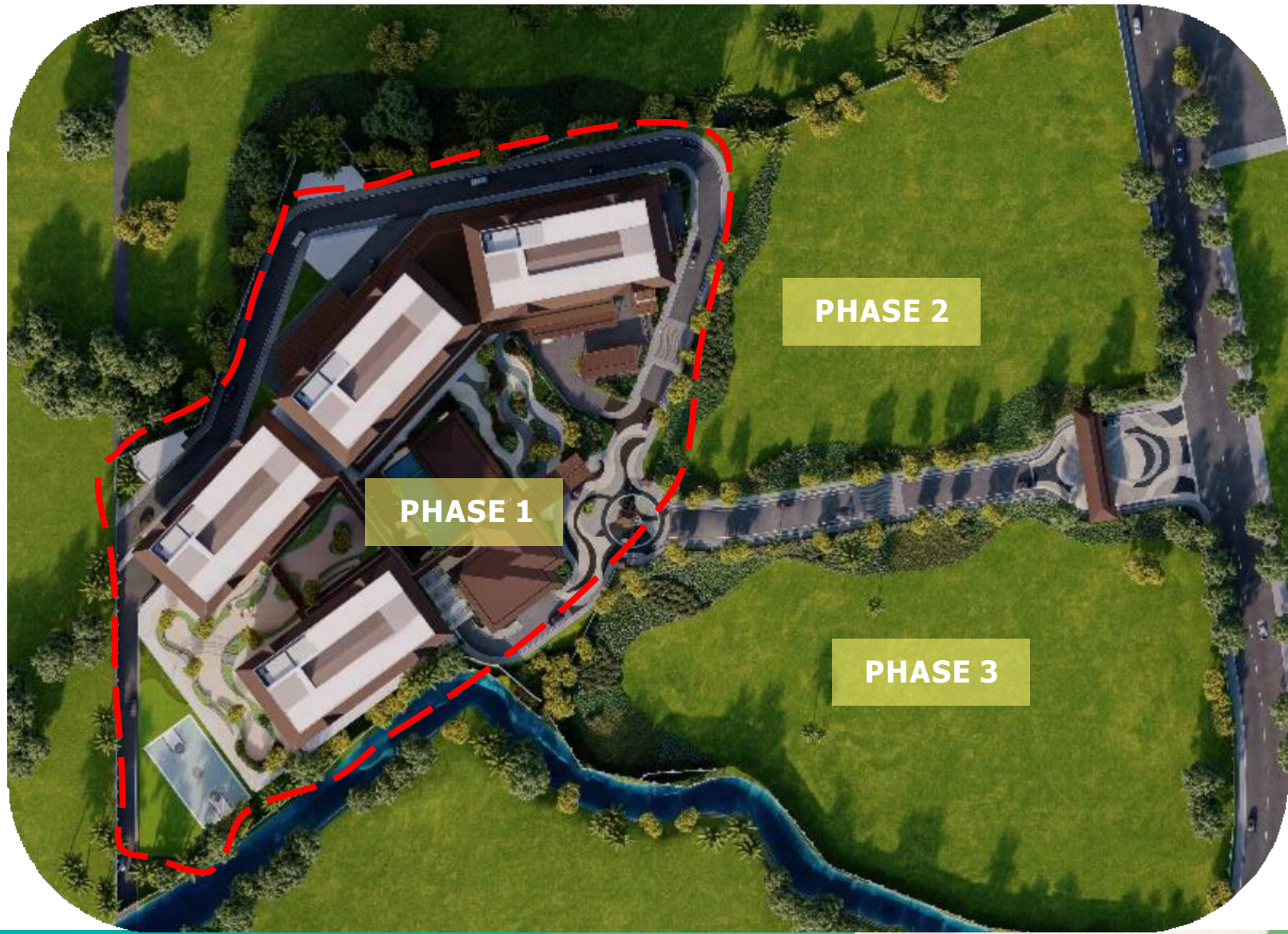
ESTATE DEVELOPMENT

RESIDENTIAL
(4.9 hectares)

COMMERCIAL/OFFICES
(13.1 hectares)



SVG MASTERPLAN



PHASE	LAND AREA	% SHARE
1	1.92 ha	39%
2	1.36 ha	28%
3	1.62 ha	33%
TOTAL	4.90 ha	100%

PHASE 1 MASTERPLAN



PHASE		LAUNCH DATE
1A (Bldgs. 1 & 2)		Bldg. 1 - Jan 2020 Bldg. 2 - Mar 2020
1B	Bldg. 3	April 2022
	Bldg. 4	Mar 2023

SVG PHASE 1 BUILDING PERSPECTIVE

BUILDING 1& 2

BUILDING 3

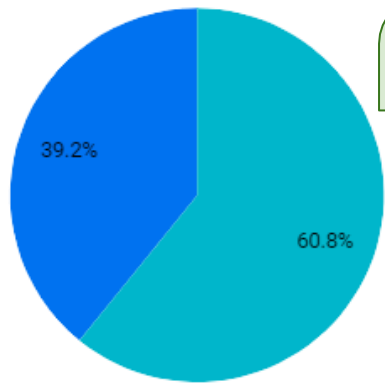
BUILDING 4

**PH13-LEVEL
CLUBHOUSE**

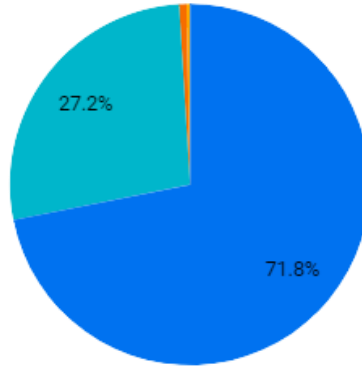


SVG4 BUYERS' PROFILE

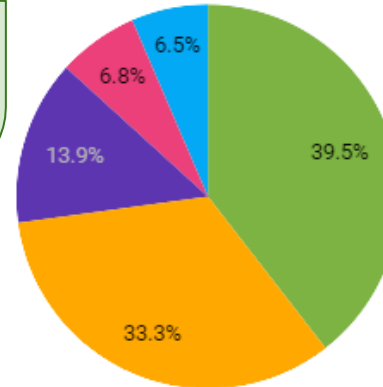
as of June 30, 2023



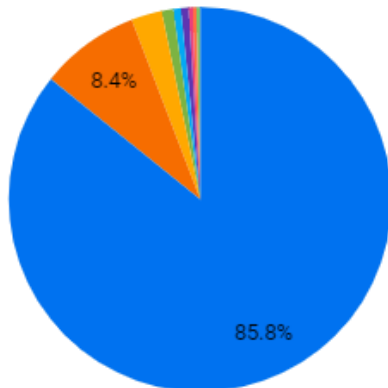
GENDER
FEMALE - 60.8%
MALE - 39.2%



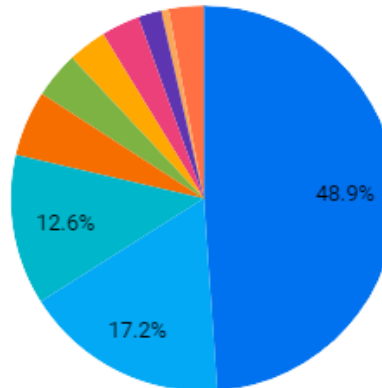
STATUS
SINGLE - 71.8%
MARRIED - 27.2%
WIDOW - 0.6%
WIDOWER - 0.3%



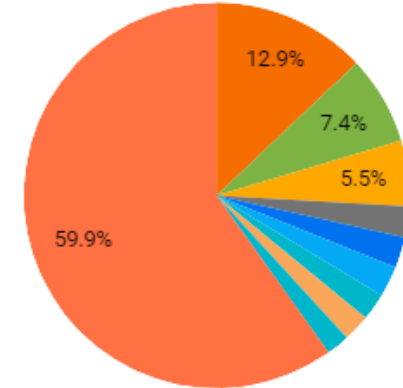
AGE
18-25 - 6.8%
25-35 - 39.5%
35-45 - 33.3%
45-55 - 13.9%
55+ - 6.5%



NATIONALITY
FILIPINO - 85.8%
AMERICAN - 8.4%
CANADIAN - 2.6%
JAPANESE - 1%



COUNTRY
PHL - 48.9%
USA - 12.6%
UAE - 17.2%
JPN - 3.9%
CND - 5.5%



CITY
DUBAI - 12.9%
RIZAL - 7.4%
QC - 2.6%
CALIFORNIA - 5.5%
ANTIPOLO - 2.6%
PASIG - 1.9%
CAINTA - 2.3%

Who are we talking to?

Target Market Personification & Profile

Who are we talking to?



The Wise Millennial Investor

LARA, 30yo, Social Media Manager



Who are we talking to?



- **Single**
- **Entrepreneur**
- **Digital Savvy; Uses the internet for everything**
- **Owns multiple tech devices**
- **Has multiple investments**
- **Values her herself, time, authenticity, and is cost-conscious.**

Who are we talking to?



I want to **diversify** my investment portfolio from crypto, stocks, NFTS to **include real estate**, because I think it would **accelerate my investment income** and yet not as risky, but **I don't think I'm ready to invest in something that requires that much long-term commitment.**



SIERRA VALLEY
GARDENS

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YOUR
SMART MOVE
IN THE EAST



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What are we offering?

SVG 4 Project Overview

MAIN ENTRANCE GATE



FACADE



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DROP-OFF



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CLUBHOUSE



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CLUBHOUSE RECEPTION



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LOUNGE AREA



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INDOOR KIDS' PLAY AREA



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FITNESS AREA



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YOGA / DANCE AREA



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WORK/STUDY AREA



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PRE-FUNCTION LOUNGE



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GAME ROOM



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FUNCTION ROOM 1



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FUNCTION ROOM 2 & 3



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LAP POOL



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KIDDIE POOL



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BBQ & GRILLING STATION



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LANDSCAPED AREA



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BICYCLE LANE & PARKING



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JOGGING PATH



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WALK TRAIL



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MULTI-PURPOSE COURT, PET PARK, AMPITHEATER



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BUILDING 4 STACKING

2nd to 22nd Floor - Residential Units

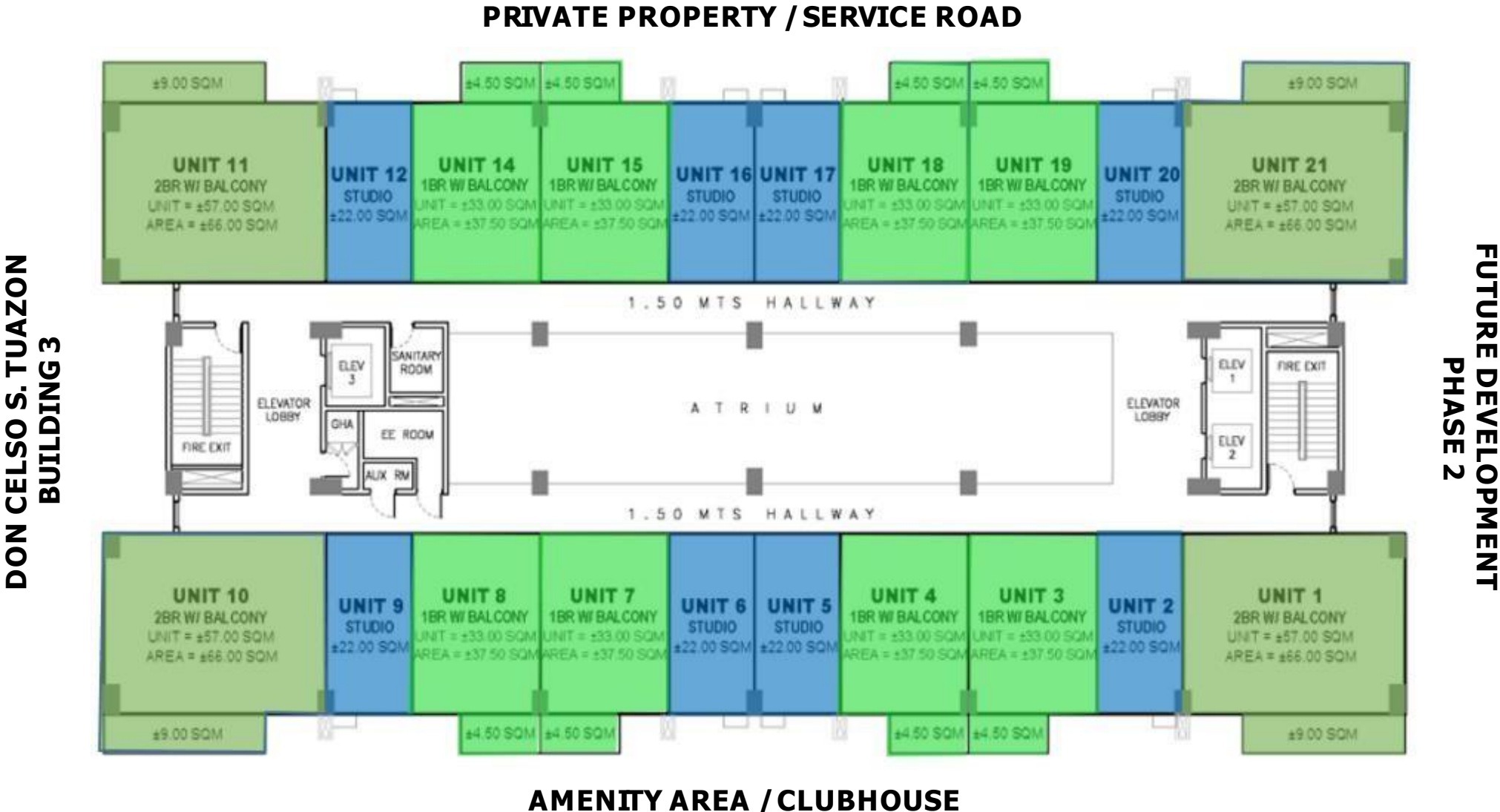
Basement to GF - Parking



UNIT MIX AND DENSITY

UNIT TYPE	UNIT PER FLOOR			AREA RANGE
	TYPICAL FLOOR		TOP FLOOR	
	2nd	3rd-21st	22nd	
Studio	8	8	8	22.00 sqm.
1 Bedroom	8	8		33.00 sqm
1 Bedroom w/ Balcony			8	37.50 sqm
2 Bedroom	4			57.00 sqm
2 Bedroom w/ Balcony		4	4	66.00 sqm
TOTAL	20	20	20	

TYPICAL FLOOR PLAN (22nd Floor)



BUILDING FEATURES

- Main entrance lobby with a reception counter on the Ground Floor of the Clubhouse
- Three (3) elevators - Two (2) passenger and One (1) passenger cum service
- CCTV monitoring in selected common areas
- Automatic smoke detectors, fire alarm and sprinkler system in all common areas
- Annunciator panel with emergency speaker on all floors
- Elevated water tank and underground cistern
- Wi-Fi in selected amenity areas
- RFID for Elevators and Common Area

BUILDING FEATURES

- Standby power generator for all common areas and selected outlets in the residential units
- Individual mail boxes
- Central garbage holding room
- Garbage holding area per residential floor
- Building administration office and Security Room
- Indoor and Outdoor Bicycle parking
- Pet Area
- Common drying area at Roof Deck
- Sewage Treatment Plant
- Two (2) fire exits with well-lighted signages conforming to Fire Code of the Philippines

BUILDING ATRIUM



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BUILDING ATRIUM PERSPECTIVE



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LIFT LOBBY



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Building 4 Upgraded Units and Deliverables

STUDIO

AREA	SIZE (in sqm.)
LIVING/ DINING/ KITCHEN/ SLEEPING AREA	± 17.61
COMMON TOILET & BATH	± 4.39
TOTAL	± 22.00



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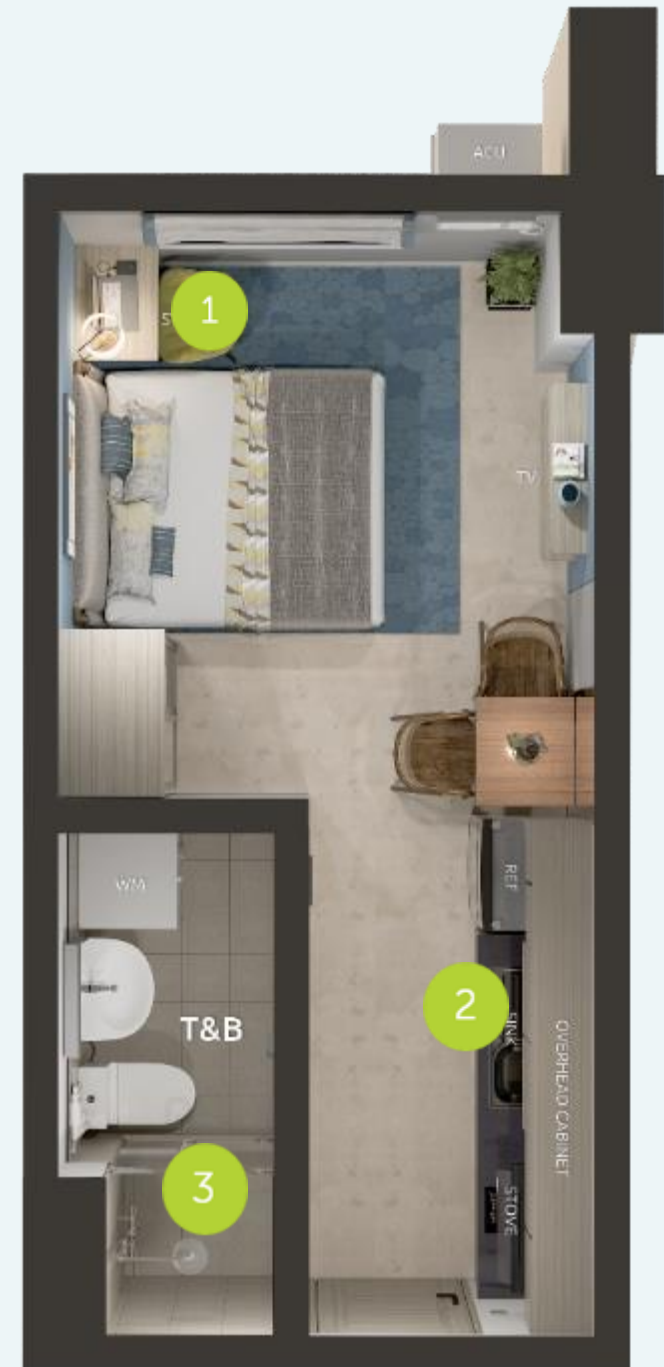
STUDIO UNIT UPGRADES

1 **Upgrade :** WFH Provision

2 **Kitchen Upgrades :**
Water Heater Provision
Pantry Drawer
Range hood

3 **T&B Upgrades :**
Glass Shower Enclosure
Bidet

SMART Home Devices
Fiber Optic Ready



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STUDIO UNIT



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T&B



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STUDIO UNIT



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1BEDROOM

AREA	SIZE (in sqm.)
LIVING/ DINING/ KITCHEN	± 15.94
BEDROOM	± 11.33
TOILET & BATH	± 5.73
TOTAL	± 33.00



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1BEDROOM



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1BEDROOM



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GARDENS

1BEDROOM



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1BEDROOM W/ BALCONY

AREA	SIZE (in sqm.)
LIVING/ DINING/ KITCHEN	± 15.94
BEDROOM	± 11.33
TOILET & BATH	± 5.73
BALCONY	± 4.50
TOTAL	± 37.50



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FOR TRAINING PURPOSES ONLY

1BEDROOM UNIT UPGRADES

1 **Upgrade :** WFH Provision

2 **Kitchen Upgrades :**
Water Heater Provision
Pantry Drawer
Range hood

3 **T&B Upgrades :**
Glass Shower Enclosure
Bidet

4 **Balcony**

SMART Home Devices
Fiber Optic Ready



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FOR TRAINING PURPOSES ONLY

1BEDROOM W/ BALCONY



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1BEDROOM W/ BALCONY



T&B



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1BEDROOM W/ BALCONY (MB)



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2 BEDROOM

AREA	SIZE (in sqm.)
LIVING/ DINING/ KITCHEN	± 20.60
MASTERS BEDROOM	± 12.60
BEDROOM 2	± 12.25
EN-SUITE TOILET & BATH	± 5.45
COMMON TOILET & BATH	± 6.10
TOTAL	± 57.00



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FOR TRAINING PURPOSES ONLY

2 BEDROOM W/ BALCONY

AREA	SIZE (in sqm.)
LIVING/ DINING/ KITCHEN	± 20.60
MASTERS BEDROOM	± 12.60
BEDROOM 2	± 12.25
EN-SUITE TOILET & BATH	± 5.45
COMMON TOILET & BATH	± 6.10
BALCONY	± 9.00
TOTAL	± 66.00



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FOR TRAINING PURPOSES ONLY

2 BEDROOM UNIT UPGRADES

1 **Upgrade :** WFH Provision

2 **Kitchen Upgrades :**
Water Heater Provision
Pantry Drawer and Cabinet
Range hood

3 **T&B Upgrades :**
Glass Shower Enclosure
Bidet

4 **Balcony**

SMART Home Devices
Fiber Optic Ready



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FOR TRAINING PURPOSES ONLY

2 BEDROOM W/ BALCONY



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2 BEDROOM W/ BALCONY (MB)



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2 BEDROOM W/ BALCONY (GB)



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T&B



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UNIT FINISHES & DELIVERABLES

PARTICULARS	BEDROOM	LIVING/DINING	KITCHEN	TOILET & BATH
Ceiling	Painted Slab Soffit		Painted Gypsum Board	
Wall	Plastered Painted Wall			Plastered Painted Wall + Homogeneous Tiles
Floor	Laminated Wood	Homogeneous Tiles		
Other Deliverables	Closet	N/A	Granite Countertop and Splashboard	Lavatory and Water Closet with Plumbing Fixtures, Shower head
			<u>Overhead and undercounter cabinets w/ Pantry Drawer</u>	
			<u>Pantry Cabinet (2BR only)</u>	
			<u>Rangehood</u>	<u>Glass Shower Enclosure and Bidet</u>
	Basic SMART Home Devices			
FOR TRAINING PURPOSES ONLY				

Sierra Valley Gardens 4

Pricing / Promo / Timeline

PRICING

PARTICULARS	PRICE RANGE*
STUDIO	P4.4Mn to P4.7Mn
1-BEDROOM	P6.5Mn to P8.3Mn
2-BEDROOM	P13.1Mn to P14.1Mn

**Price ranges are unit list prices of 4th-22ND floor. This is per Aug. 15, 2023 inventory*

PARKING LEVEL	PARKING PRICE	
	Regular	Tandem
Basement 1	P1,150,000.00	P2,000,000.00
Ground Floor	P1,200,000.00	

All units have the option to buy parking slot subject to availability and pricing at the time approval

TERMS & DISCOUNTS

RESERVATION FEE	
PARTICULARS	PRICE
STUDIO & 1-BEDROOM	P40,000
2-BEDROOM	P80,000
PARKING	P15,000

APPLICABLE DISCOUNTS*	
LAUNCH	LOYALTY
5.00%	0.50%

**Effective until Sept. 30, 2023*

TERMS & DISCOUNTS

UNIT TYPE	PAYMENT SCHEME	DISCOUNT
ALL UNIT TYPES	99% in 1 month - 1% Retention on 67 th month	15.00%
	100% over 67 months	12.00%
	10% in 1 month - 20% over 65 months - 70% Retention on 67 th month	5.50%
	20% in 1 month - 20% over 65 months - 60% Retention on 67 th month	
	15% in 61 months – 5% in 62 nd to 66 th month – 80% on 67 th month	
	20% in 66 months – 80% on 67 th month	

Effective until DECEMBER 31, 2023

TERMS & DISCOUNTS

UNIT TYPE	PAYMENT SCHEME	DISCOUNT
1BR & 2BR	15% over 61 months - 5% of net TCP (1% every 12th, 24th, 36th, 48th, & 60th months) – 80% Retention on 67 th month	
2BR	10% over 61 months - 10% of net TCP (2% every 12th, 24th, 36th, 48th, & 60th months) – 80% on 67 th month	
2BR w/ Balcony		

Effective until DECEMBER 31, 2023

TERMS & DISCOUNTS

2-BEDROOM PROMO SCHEMES AND DISCOUNTS

Effective September 12, 2023 to DECEMBER 31, 2023

PARTICULARS	DOWNPAYMENT	MONTHLY AMORTIZATION	RETENTION	PAYMENT SCHEME DISCOUNT
10-10 Promo	N/A	10% of TCP spread over the 1 st 12 months 10% of TCP spread over the last 54 months	80% of TCP on the 67 th month	1.00%
Bullet		10% of TCP spread over 61 months 10% of TCP spread over the 12 th , 24 th , 36 th , 48 th , 60 th		
STEP-UP		2.50% of TCP spread over the 1 st 12 months 2.50% of TCP spread over the next 12 months 3.25% of TCP spread over the next 12 months 4.00% of TCP spread over the next 12 months 4.75% of TCP spread over the next 12 months 3.00% of TCP spread over the last 6 months		
STEP-UP AND BULLET		2.25% of TCP spread over months 1-11 2.25% of TCP spread over months 13-23 2.50% of TCP spread over months 25-35 2.75% of TCP spread over months 37-47 3.25% of TCP spread over months 49-59 2.00% of TCP spread over months 61-66 5.00% of TCP spread over the 12 th , 24 th , 36 th , 48 th , 60 th month		

SVG – Building 4	Unit 0415, 1 Bedroom 33.00 sqm	
TOTAL CONTRACT PRICE	Php 6,510,619.00	
DISCOUNT	Launch Discount	5%
RESERVATION FEE	Php40,000.00	

List Price	PHP 6,510,619.00
Less: <i>5% Launch Discount</i>	PHP 325,530.95
Net TCP	PHP 6,185,088.05

<u>PROMO PAYMENT SCHEME</u> 15% of NTCP spread over 61 months 5% lump sum payment (1% every 12th, 24th, 36th, 48th, 60th month) 80% of TCP on the 67th month	DATE	PAYMENT	AMOUNT
	Month 0	Reservation Fee	Php 40,000.00
	Month 1 - Month 61	Monthly Amortization	Php 14,553.50
	Every 12th, 24th, 36th, 48th, 60th month	5% lump sum payment	Php 323,807.90
	Month 67	Retention Fee	Php 4,948,070.44

SAMPLE ONLY. Price, payment scheme & discount may change without prior notice

BUILDING FACADE
Artist's Perspective

RLC | Raise
RESIDENCES | Live
Connect



SIERRAVALLEY GARDENS



SIERRAVALLEY
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BEST SMART URBAN COMMUNITY

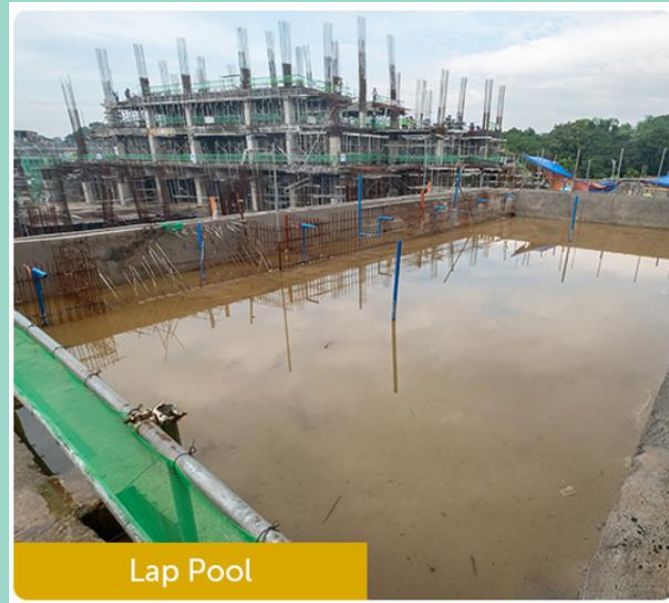
Sierra Valley Gardens

TIMELINE

TARGET TURNOVER
(in tranches)
Q4 2028

CONSTRUCTION UPDATE

(as of DEC 2022)



Value Proposition & Claim

***Sierra Valley Gardens,
your next smart move.***

***The first suburban community located within a
destination estate in the east.***

#YourSmartMoveintheEast





**Thank you &
Happy selling!**



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