

My Space @ 
MY PLACE
South Triangle

Project Presentation

LOT AREA AND LOCATION



- Lot Area: 9,749.50 sqm
- Bounded by Mother Ignacia St & Panay Avenue
- 5-10 minutes walk to Quezon Ave and EDSA (MRT)
- A block away from ABS-CBN and Crossings Department Store/National Bookstore
- Surrounded by a variety of restaurants, banks, offices, schools, and all other types of commercial establishments
- All modes of transportation is available 24/7

IMMEDIATE NEIGHBORHOOD



- St. Mary's College
- Angelicum
- Trinity University of Asia
- St Joseph's College
- University of the Philippines-Diliman
- University of Santo Tomas
- SM North EDSA
- Trinoma
- Crossings Department Store Quezon Avenue

- St. Luke's Medical Center
- East Avenue Medical Center
- Veteran Memorial Medical Center
- Capitol Medical Center
- National Children's Hospital
- Philippine Heart Center



FOR ANNOUNCEMENT PURPOSES ONLY.

SITE DEVELOPMENT PLAN



MOTHER IGNACIA AVENUE SITE DEVELOPMENT PLAN

ZONING



5th – 28th Floor

3rd Floor

2nd Floor

GROUND FLOOR



Residential



Residential

Amenities Level

Lobby Drop-off/
Commercial Area



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	No. Of Floors
Residential	23
Parking	3
Commercial	2
No. of Units	Tower 1: 799 4 Towers: 2,958
Residential Parking	600 (est)
Commercial	20 (est)
Product Type	Bare Units

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THE PROJECT

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TEAM OF EXPERTS

- Architect of Records
 - ASYA DESIGN
- Structural
 - SY² & ASSOCIATES
- Mechanical
 - DOMING L. LAGMAN ENGINEERING
- Electrical
 - PEDRO C. SANTIAGO PHILIPPINES
- Plumbing and Fire Protection
 - NOEL G. YUMUL & ASSOCIATES

PRODUCT MIX-All Towers

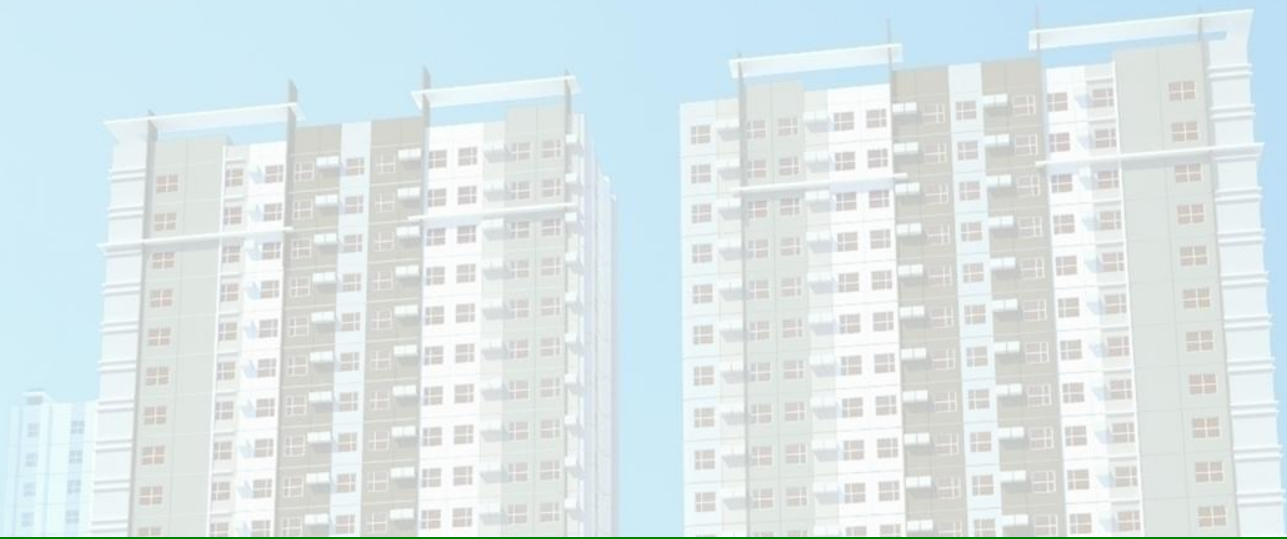
Unit Type	Unit Sizes	No. of Units	% of Total
Studio	20, 20.32	2,452	83%
Studio w/ Garden	28.51, 28.96, 29.41	28	1%
1-BR	28.43	84	3%
1-BR L-type	28.04	84	3%
2-BR	40.32, 40.64	308	10%
TOTAL		2,958	100%

PRODUCT MIX-Tower A

Unit Type	Unit Sizes	No. of Units	% of Total
Studio	20, 20.32	679	85%
Studio w/ Garden	28.51, 28.96, 29.41	9	1%
1-BR	28.43	22	3%
1-BR L-type	28.04	23	3%
2-BR	40.32, 40.64	66	8%
TOTAL		799	

UNIT MIX-Tower A

<i>Level</i>	<i>No. of Units</i>	<i>Unit Type</i>	<i>Area</i>
Amenity (2 nd)	17	Studio, Studio w/ Garden, 1- BR L-type, 2- BR	20, 20.32; 28.51, 28.96, 29.41
3 rd	26	Studio, 1-BR L-type, 2-BR	20, 20.32; 40.32, 40.64
5 th – 28 th	36	Studio, 1-BR, 1-BR L-type, 2-BR	20, 20.32; 28.43, 28.04; 40.32, 40.64



PROJECT FEATURES & SERVICES

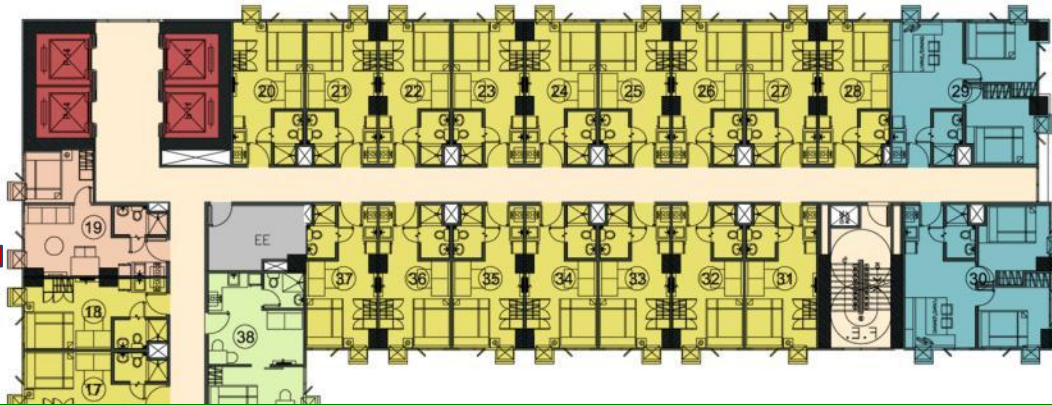


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Panay/
Northern QC

NORTH

WEST



VIEW ORIENTATION`



Western
Manila/
Sunset

Amenity/Antipolo/Mo Ignacia

- LEGEND:
- STUDIO TYPE UNIT
 - 1 BEDROOM UNIT
 - L-TYPE BEDROOM UNIT
 - 2 BEDROOM UNIT

TYPICAL
5TH - 28TH FLOOR PLAN

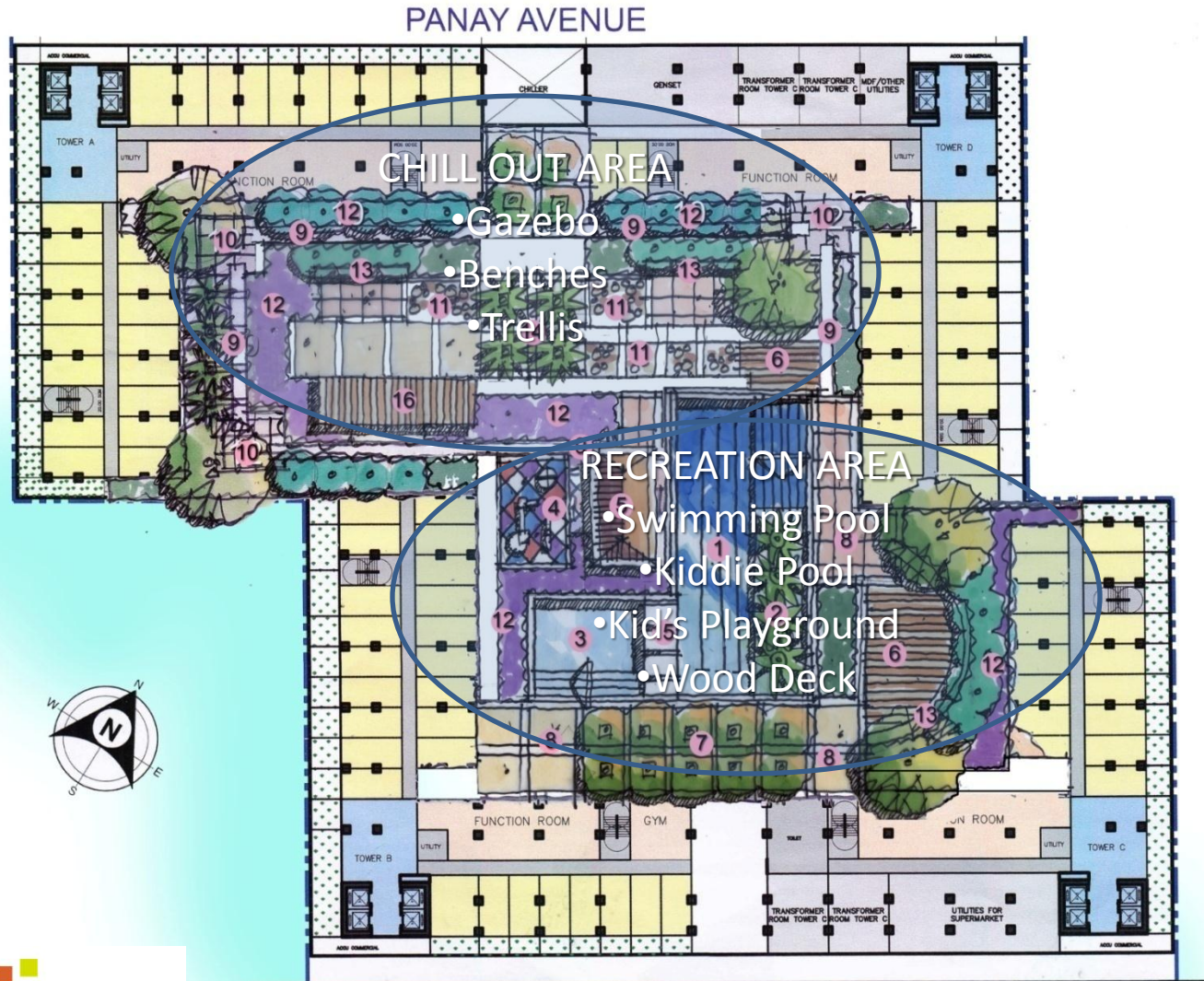
SOUTH

EAST

PROPOSED AMENITIES

- Chillscape Garden Lounge
- Swimming Pool
- Jogging Path
- Children Playground
- Kid's pool
- Lounge and Main Lobby

PROPOSED LANDSCAPE DESIGN



PROPOSED FACILITIES & SERVICES

- WIFI in common areas
- Elevators
 - Each lobby would have three (3) passenger elevators and one (1) service elevator
- Emergency Power Generator
 - 100% Back-up for common areas
 - Power back-up for residential units:
 - For Studio and 1-BR regular unit:
 - 1 CO for Living Area
 - 1 CO for Kitchen (Ref)
 - 1 Lighting at Living Area
 - For 2-BR Unit
 - 1 CO for Living Area
 - 1 CO for Kitchen (Ref)
 - 1 Lighting at Living Area
 - 1 Lighting at Masters Bedroom

PROPOSED COMMERCIAL DEVELOPMENT

- Ideal Locators

- Convenience Store/Mini Mart (24/7 SaveMore)
- Chill-out Bar/Coffee Shop (e.g., Figaro/Starbucks)
- Fast-food Chain/s
- Spa/Salon
- Fitness Center
- Laundry Shop/s
- Water Station

An architectural rendering of two tall, modern apartment buildings. The buildings are primarily white with grey and brown accents. They feature a grid-like facade with many windows and small balconies. At the base of the buildings is a ground-floor commercial strip with various storefronts, including a yellow one with the word 'BUCMORE' and several red ones. The scene is set in a city with other buildings in the background and a clear blue sky. The text 'FLOOR LAYOUT' is overlaid in large, colorful letters.

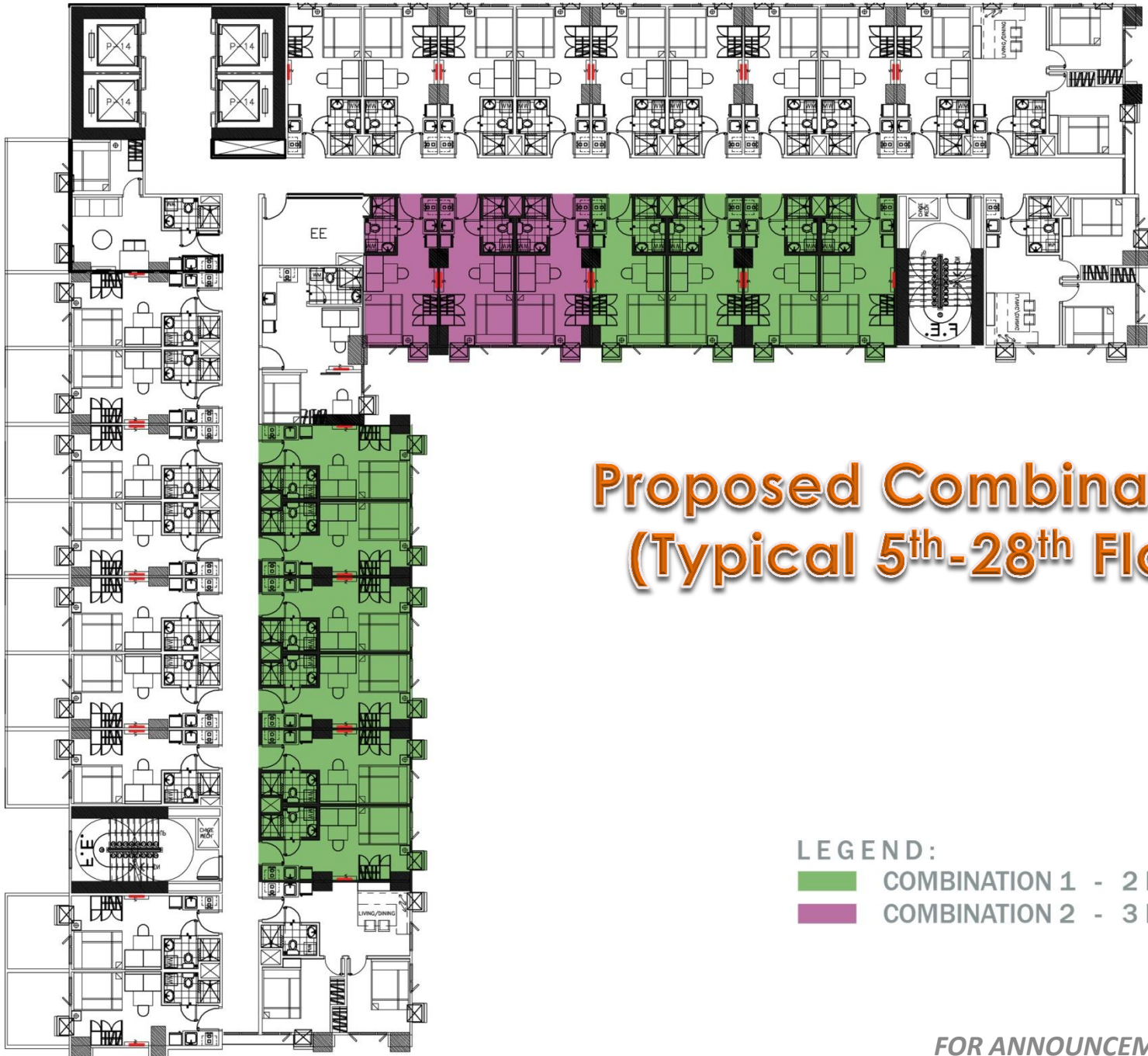
FLOOR LAYOUT

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- LEGEND:
- STUDIO TYPE UNIT
 - 1 BEDROOM UNIT
 - L-TYPE BEDROOM UNIT
 - 2 BEDROOM UNIT

TYPICAL 5TH - 28TH FLOOR PLAN



Proposed Combinable Units (Typical 5th-28th Floor Plan)

- LEGEND:**
- COMBINATION 1 - 2 REGULAR STUDIO UNITS
 - COMBINATION 2 - 3 REGULAR STUDIO UNITS

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PROPOSED UNIT LAYOUT



Typical Studio Unit Layout
20 sqm

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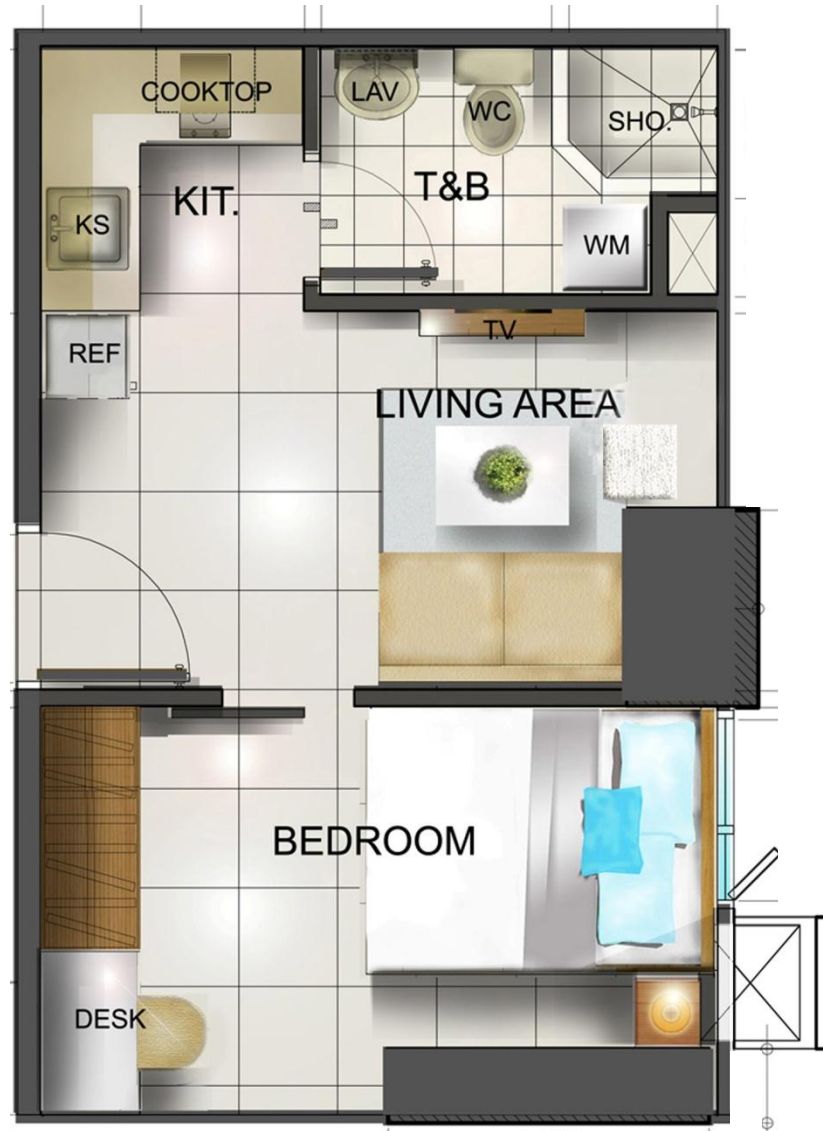
PROPOSED UNIT LAYOUT



Typical Studio Unit w/ Garden Layout
28 sqm

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PROPOSED UNIT LAYOUT



Typical 1 Bedroom Unit Layout
28 sqm

PROPOSED UNIT LAYOUT



Typical 1 Bedroom L-type Unit Layout
28 sqm

PROPOSED UNIT LAYOUT



Typical 2 Bedroom Unit Layout
40 sqm

PROPOSED UNIT DELIVERABLES

- Living / Dining/Bedroom/Sleeping Area
 - WALL : Rubbed Concrete; smooth finish; ready to receive wall finish
 - CEILING : Rubbed concrete under slab
 - FLOORING : Ready to receive floor finish (preferably ceramic tiles)
- Kitchen/T&B
 - WALL : Rubbed Concrete; smooth finish; ready to receive wall finish
 - CEILING : smooth finish; ceiling by unit owner
 - FLOORING : Ready to receive floor finish (preferably ceramic tiles)

PROPOSED UNIT DELIVERABLES

- Provisions
 - Telephone line
 - Cable TV
 - Window-type Air-condition Unit
 - T&B Exhaust (Blower to be provided by unit owner)
 - Kitchen Exhaust (Rangehood to be provided by unit owner)

PROPOSED PRICING

Unit Type	Unit Size (sqm)	Unit Mix		Ave		Min		Max	
		No. Of Units	%	P/SQM	TLP	P/SQM	TLP	SQM	TLP
Studio Type Unit	20, 20.32	680	85%	50,104	1,005,601	49,094	982,000.00	55,593	1,112,000.00
Studio Type Unit w/ Garden	28.51, 28.96, 29.41	9	1%	43,145	1,237,111	43,147	1,230,000.00	43,163	1,230,000.00
1-Bedroom L-type	28.04	23	3%	49,648	1,392,087	49,004	1,374,000.00	52,106	1,461,000.00
1-Bedroom Unit	28.43	21	3%	51,005	1,450,143	50,789	1,444,000.00	53,884	1,532,000.00
2-Bedroom Corner Unit	40.32, 40.64	66	8%	51,803	2,094,258	51,758	2,087,000.00	55,230	2,227,000.00
Total		799	100%						



PROPOSED PAYMENT TERMS

	Spot Cash with 10% discount
Unit Type	Studio
Unit Size	20
Price Per SQM	49,000.00
TLP	980,000.00
TLP Discount	10%
Discounted TLP	882,000.00
Other Charges (5.5%)	48,510.00
TCP	930,510.00
Cash Price Per SQM	46,525.50

PROPOSED PAYMENT TERMS

	10% DP, 90% in 30 months; with 3% TLP discount
Unit Type	Studio
Unit Size	20
TLP	980,000.00
TLP Discount	3%
Discounted TLP	950,600.00
Other Charges (5.5%)	52,283.00
TCP	1,002,883.00
Reservation	25,000.00
DP Required	10%
Spot DP Due	75,288.30
Balance	90%
Monthly Amortization	30,086.49

	20% DP, 80% in 30 months; with 4% TLP
Unit Type	Studio
Unit Size	20
TLP	980,000.00
TLP Discount	4%
Discounted TLP	940,800.00
Other Charges (5.5%)	51,744.00
TCP	992,544.00
Reservation	25,000.00
DP Required	20%
Spot DP Due	173,508.80
Balance	80%
Monthly Amortization	26,467.84

PROPOSED PAYMENT TERMS

	20% in 30 months with 25K lumpsum on the 4th, 8th, 12th, & 16th mo, 70% LS
Unit Type	Studio
Unit Size	20
TLP	980,000.00
Other Charges (5.5%)	53,900.00
TCP	1,033,900.00
Reservation	25,000.00
DP Required	20%
Monthly Amortization	6,059.33
Lump Sum	25,000.00
Balance	70%
Monthly Amortization	752,120.00

	10% DP in 4 months; 15% in 26 months; 75% LS
Unit Type	Studio
Unit Size	20
TLP	980,000.00
Other Charges (5.5%)	53,900.00
TCP	1,033,900.00
Reservation	25,000.00
DP Required	10%
Monthly Amortization	19,597.50
Additional Equity	15%
Monthly Amortization	5,964.81
Balance	75%
Monthly Amortization	775,425.00

INITIAL FLOORS TO OPEN

- 5th, 6th, 7th, 9th, 10th, 11th, 12th, 15th

PROPOSED PROJECT TIMELINE

- Target Project Soft Launch
 - 3rd week of May 2010
- Target Sales Conversion/Project Launch (tied up with availability of Temporary LTS)
 - 3rd week July
- Target Demolition Mobilization
 - May 2010
- Target Excavation Mobilization
 - June 2010
- Target Construction (Basement up to Podium)
 - Q3 2010
- Target Completion of Tower 1
 - 1st Half 2013