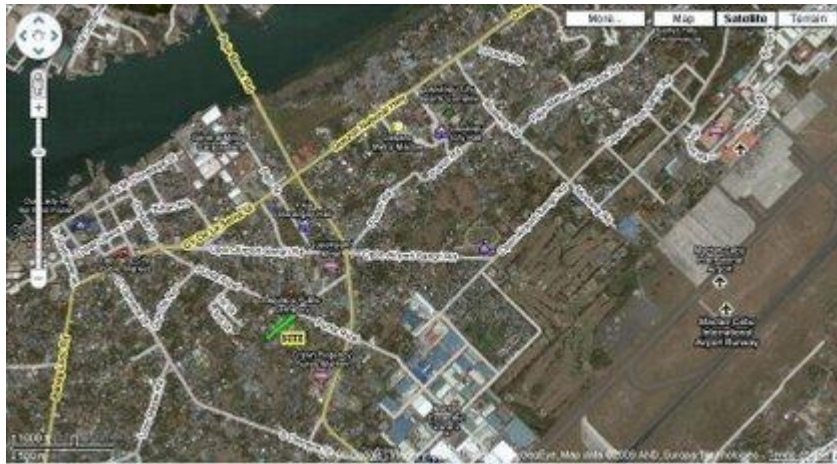


Property is strategically located in the midst of economic activity in Mactan and will benefit much from its proximity to tourist destinations; to wit, it is just 600 meters road distance from Mactan Export Processing Zone2; About 4.5 km road distance to Mactan International Airport (2.3km straight distance); 4 km road distance to Mactan Export Processing Zone1; 2.5 km road distance to Light Industrial Park; 15 minute drive to Punta Engaño where Hilton Hotel and Shangrila Mactan are located; 15 minute drive to most of the beach and diving resorts in Mactan including Maribago Blue Waters, Plantation Bay Resort. 10 to 15 minute drive to major malls in Mactan and North Reclamation area of Cebu City where SM, Park Mall, Cebu International Convention Center are located.

Lot is particularly described as Lot 637-D-2 (LRC) PSD-107785, being a portion of Lot 637-D, described on plan Psd-59952, L.R.C. (GLRO) Cad. Record No. 905 covered by TCT No. T-50395 of the Registry of Deeds for Lapu-lapu City. It is specifically located along Humay-Humay St.(now Punta Rizal), Barangay Gun-ob, Lapu-lapu City; i.e., Latitude 10°18'28.38"N and Longitude 123°57'29.18"E (one can plug these into google earth for immediate location reference).



Lot has a road frontage of 17.56 meters along Humay-humay St. Average width is 16.7 meters while average depth is 193meters. Total lot area is 3,219 square meters.

Improvements in the property include the following:

- 4 storey Commercial Building with Roof Deck (95% complete) equipped with the following:
 - 5 Landing, 8 Persons Elevator by OTIS
 - Fire Protection system by ETS
 - Water by Metro Cebu Water District
 - Power by MECO
 - Communications Telephone Line by Globelines
- 3 storey Condominium Building (40% complete)
- 2.6 meter high perimeter fence

The Commercial Building has the following livable spaces / features:

	Area in SqM	Nominal Dimension in Meters	Number Comfort Room	ACU installation ready/ Number /Type	Facilities	Ideal for
Ground Floor						
Convenience Store Area	88	8.5x10	1	Yes. 2 Floor / wall mounted		convenience store/gen mdse/

Laundry Shop Area	35	7x5	-		With 7 floor drains and 6 wall drains for washing machines.	pharmacy Laundry Shop Business
Room 1	45	7x6	1	Yes. 1 Floor/ wall mounted		Office space, small spa or gym, ticketing outlet, medical clinic
Room 2	45	7x6	1	Yes. 1 Floor/ wall mounted		Office space, small spa or gym, ticketing outlet, medical clinic
2nd Floor						
Internet Café Area	210	13x16.5	1	Yes. 4 Floor/ wall mounted	Provided with 40 floor mounted and 14 wall mounted convenience outlets with grounding and laid out for computer stations.	Internet café or small BPO outfit
Room 1	45	7x6	1	Yes. 1 Floor/ wall mounted		Office space, small spa or gym, ticketing outlet, medical clinic
Room 2	45	x6	1	Yes. 1 Floor/ wall mounted		Office space, small spa or gym, ticketing outlet, medical clinic
Hallway	57	3x17				
3rd Floor						
Restaurant Area	247	20x13	2 units; With 2 water closets each	Yes. 4 floor/ wall mounted	Plumbing and water line ready for kitchen area. Lavatory installed at main floor area.	Designed to be a restaurant area.
Terrace Area	150	11.5x13				Designed to be an outdoor part of the restaurant
4th Floor						
Office area	251	20x13	2 units; With 2 water closets each	Yes. 4 floor/ wall mounted	CR at this floor is installed with shower and high-end toilet bowls and wash sink fixtures.	
5th Floor						
Bar Area	98.25	7.5x15	-	The plan is to put ACU behind the bar area.		Function room, Entertainment Bar, Conference Function.
Terrace Area	129.5	5x28	-			

Condominium Building Features:

	Area in SqM	Nominal Dimension in Meters	Number Comfort Room	ACU installation ready/ Number /Type	Facilities	Ideal for
--	-------------	-----------------------------	---------------------	---	------------	-----------

Ground Floor Main	400	10X41	-	-	-	These floors can be turned into just about anything as these are open spaces with no middle columns
2nd Floor	400	10X41	-	-	-	
3rd Floor	400	10X41	-	-	-	

Google SKETCHUP MODEL of the BUILDING



Other Property Facilities:

POWER SUPPLY

- Three phase Power is supplied by Mactan Electric Co. (MECO) via three 25KVA transformers to the property's power lines. These three transformers, the electric post where the transformers are attached, and the cable lines from across the street are owned by us.

WATER RESERVOIR

– Although water is supplied by MCWD, the premises has water reservoir for back up supply. This is an elevated, reinforced concrete tank and a Steel Tank with a combined capacity of approximately 35,000 liters.

WATER WELLS

- There are two water wells inside the property from where water was drawn during building construction. These wells can be tapped for other water requirements in lieu if or in addition to MCWD.

PERIMETER FENCE

- The entire property perimeter is enclosed by a fence of plastered cement finish concrete hollow blocks with steel grille on concrete posts. A portion of about 40 meters west side of the

property remained partly cyclone wires and corrugated galvanized iron sheet on tubular steel frame. Total length is approximately 420 meters and average height of 2.6 meters.

DRIVEWAY/PARKING AREA

- This is concrete laid on compacted earth-based with a floor area of approximately 1,500 square meters and runs up to where the grass pavers are.

TELEPHONE LINE / INTERNET

- A single line telephone that served as communication line during construction is provided by Globelines. Internet connection is bundled with the telephone line connection.

For inquiries on other details

Contact us:

Raymond Ong

Regional Property Consultant (Certified On Line)

Land Asia Global Properties Network,

Chief – Land Asia Institute Philippines,

Land Asia Realty & Development Corp.,

Real Estate License #2008-S-4-1122 (N)

HLURB Control # VII-00101-2008

Broker: Marissa S. Inting REB LIC#2007-1122(R)

Unit 4, G/F., Geson Bldg.

D. Jakosalem St., Cebu City 6000,

Cebu, Philippines

24/7 Hotline No.+6332-5158989

24/7 Mobile No.+63920-2666080

Tel. No.+6332-2538739

Fax No.+6332-2546073

Email: raymond@cebuhome.net

raymond_ong@landasia.com.ph

8raymond@gmail.com

raymond8888@yahoo.com

raymond-8888@hotmail.com

Skype: raymond-8888

Website: <http://www.cebuhome.net>

Want to know more about me?

Please check here http://www.cebuhome.net/raymond_ong/raymond_ong.html

For your own protection, please always consult Licensed real estate Salesman or broker only for your real estate needs.