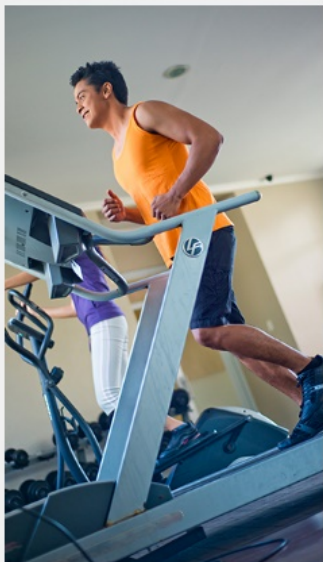


MORRISON HEIGHTS

E S P A Ñ A

www.PreSelling.com.ph
info@preselling.com.ph
+63 999 883 4593
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VISTA RESIDENCES, INC.

The vertical development group of Vista Land & Lifescapes, Inc.

Officially established in 2009, VistaRes has built
over 30,000 condominium units
across more than 40 developments completed.

With complete portfolio of low-rise, mid-rise and high rise projects,
present all over the country.

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MORRISON HEIGHTS | ESPAÑA



UNIVERSITY SERIES

From its inception in 2009,
Vista Residences has successfully opened
12 projects all over the university belt



<< MORRISON HEIGHTS | ESPAÑA >>

UNIVERSITY SERIES

From its inception in 2009,
Vista Residences has successfully opened
12 projects all over the university belt

5 finished projects

Crown Tower Univ Belt,
Vista Taft,
309 Katipunan,
878 Espana,
Vista Heights



7 on-going constructions

Pointe Katipunan
Hawthorne Heights
Orwell Heights
Bradbury Heights
Plumeria Heights
Tennyson Heights
GL Taft

UNIVERSITY BELT

Area in Manila where there is high concentration of universities and colleges.

Generally, it includes the western end of España Boulevard, Nicanor B. Reyes Street (formerly Morayta Street), the eastern end of Recto Avenue (formerly Azcarraga Street), Legarda Street, Mendiola Street, and the different side streets.



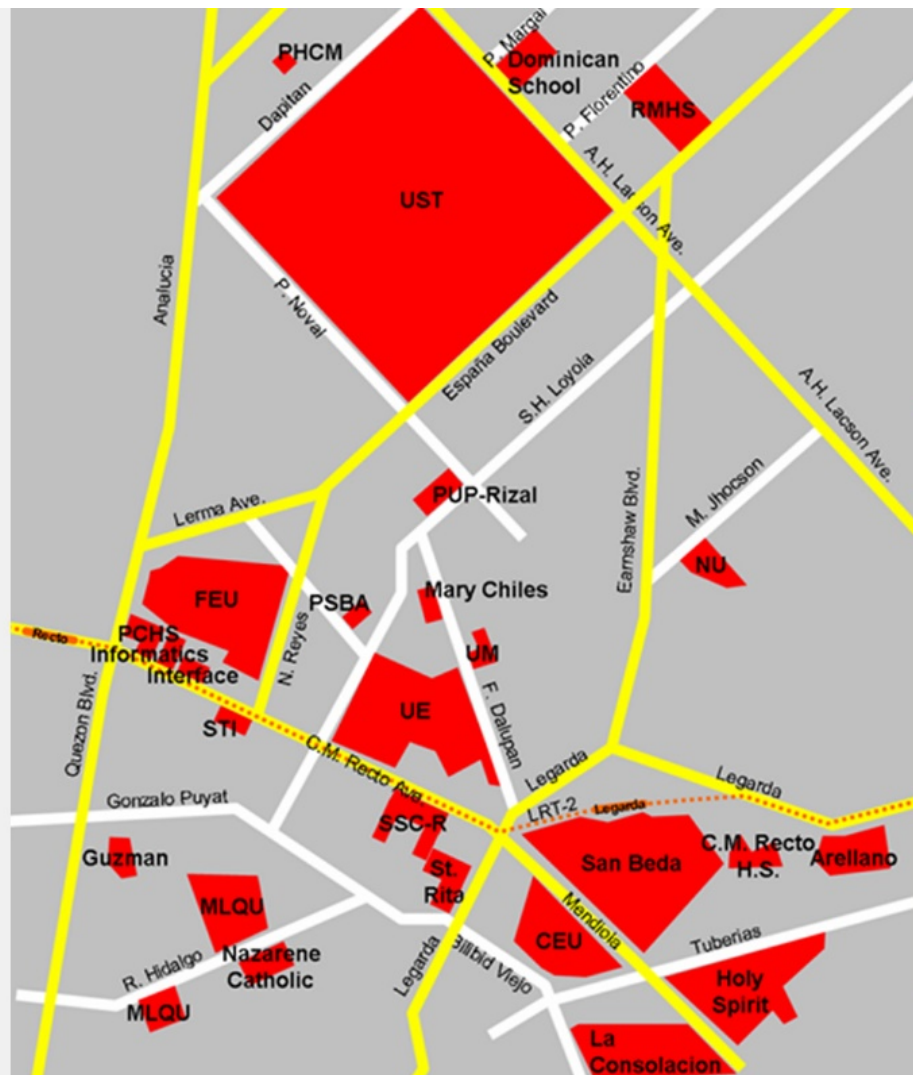
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MORRISON HEIGHTS | ESPAÑA

>>

LOCATION MAP

From its inception in 2009, Vista Residences has successfully opened 12 projects all over the university belt



MORRISON HEIGHTS | ESPAÑA << >>

LOCATION MAP

From its inception in 2009,
Vista Residences has successfully opened
12 projects all over the university belt



WHAT'S NEAR?



SM San Lazaro



Schools



Marketplace



Transportation Hubs



Tourist Spots



Government Establishments

<<

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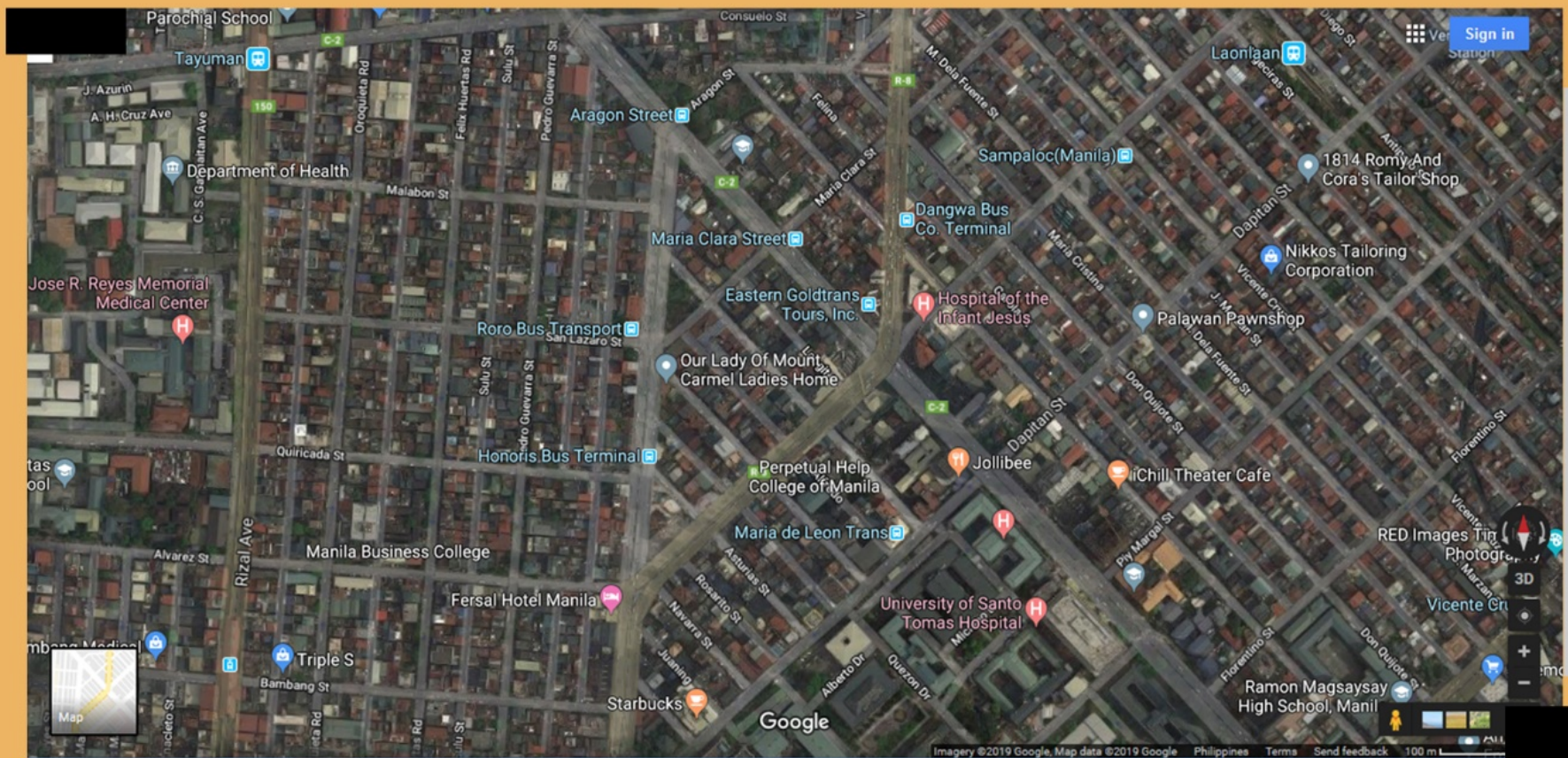


MORRISON HEIGHTS

Named after Pulitzer Prize Winner,
American novelist Toni Morrison

35-storey residential building along A.H. Lacson Avenue
and Calle Aragon St.

The 4th offering of Vista Residences in España – Lacson area,
servicing the growing student and trainees population within
the districts of Sampaloc and Sta. Cruz, Manila





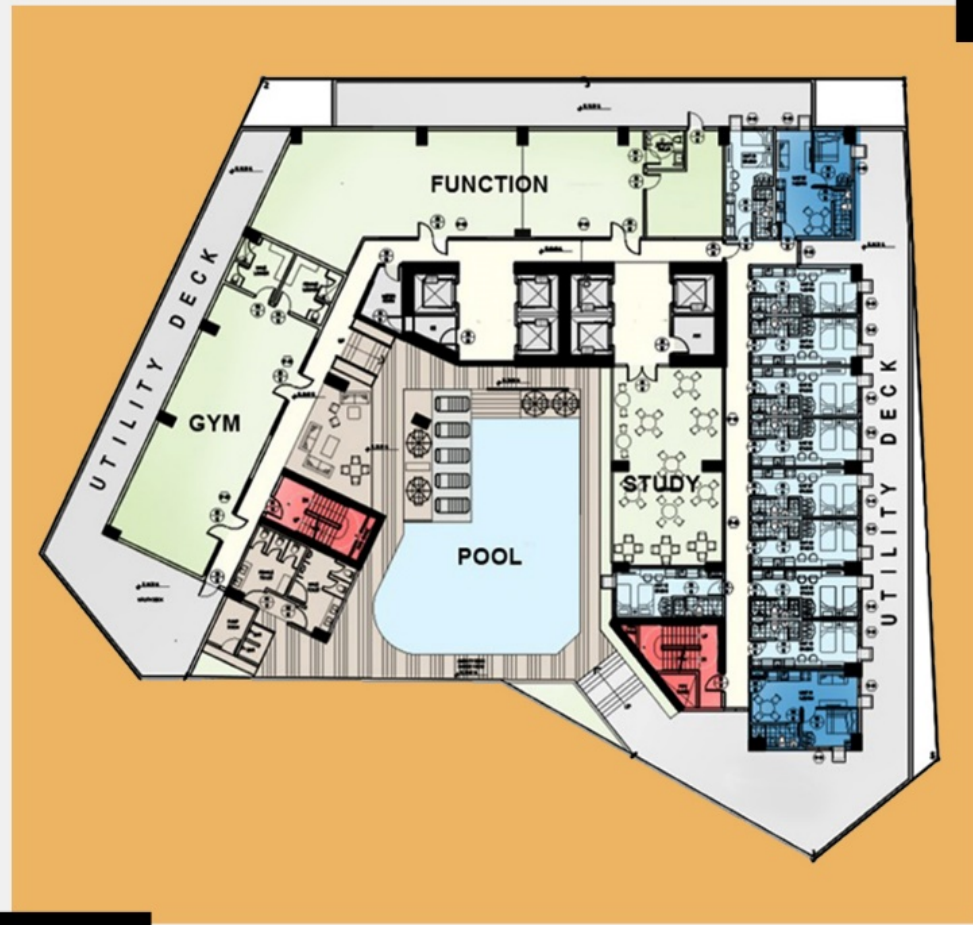
TYPICAL PARKING PLAN

38 PARKING SLOTS/FLR



AMENITY LEVEL

STUDY HALL
GYM
FUNCTION ROOM
POOL DECK



>> MORRISON HEIGHTS | ESPAÑA <<

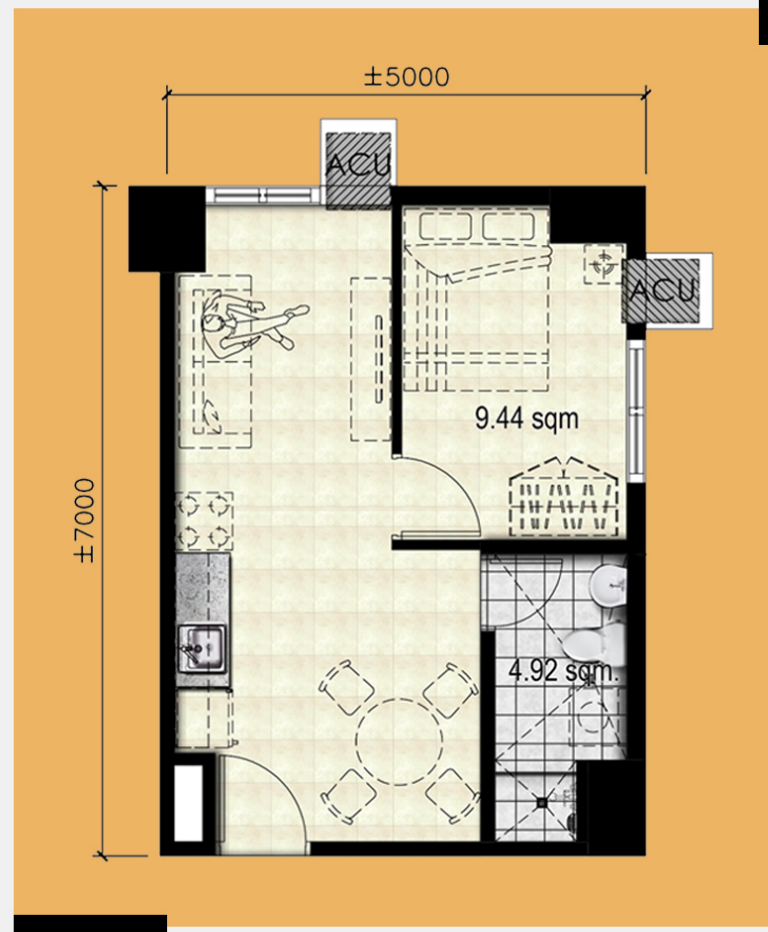
TYPICAL FLOOR PLAN

5 ONE-BEDROOM UNITS
29 STUDIO UNITS



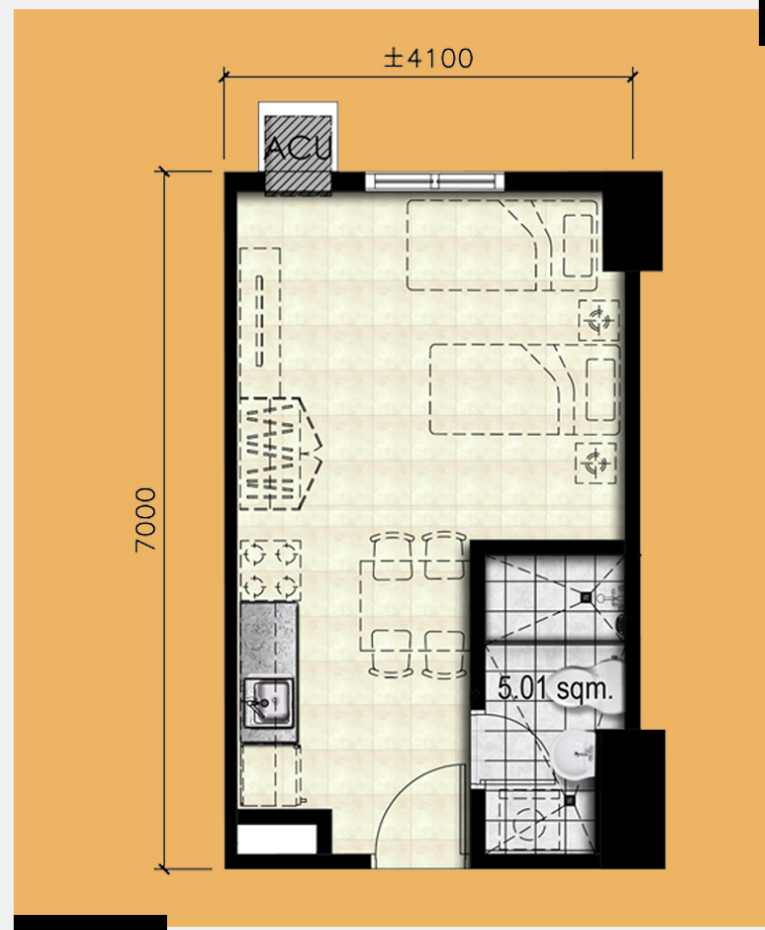
ONE-BEDROOM

35.00 sqm.



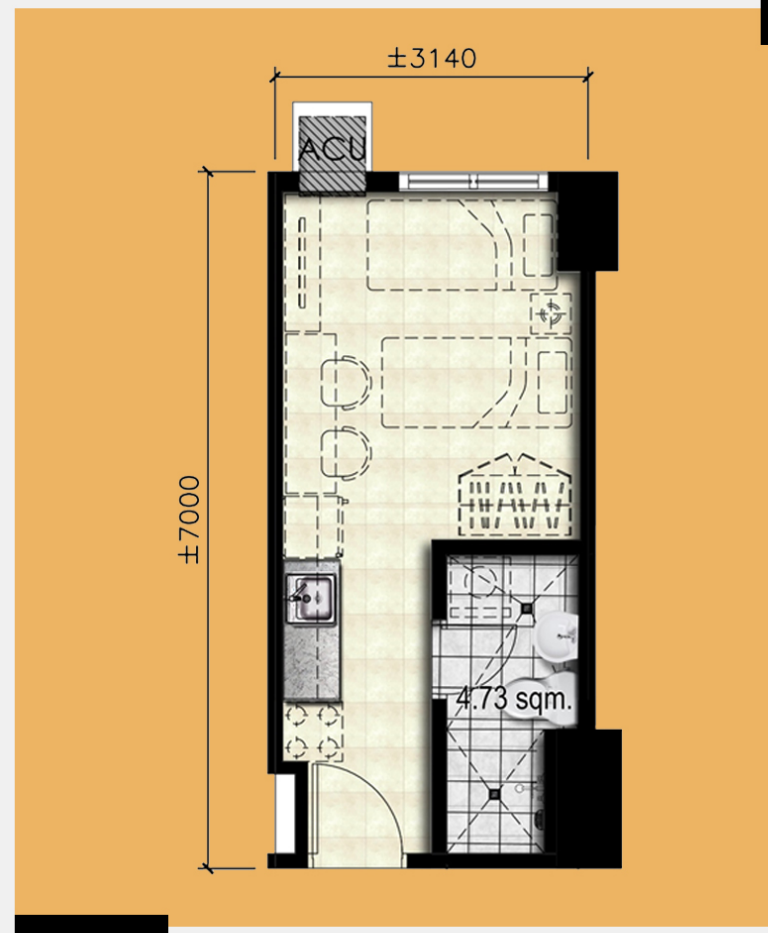
EXECUTIVE STUDIO

28.07 sqm.



STUDIO

21.98 sqm.





rental projections

Unit Type	Studio
Unit Area	21.98
Rate per Sqm	₱ 1,200
Monthly Rental	₱ 26,376
Occupancy (in months)	11
Annual Revenue	₱ 290,136

Annual Charges	
Association Dues	₱ 26,376
Expenses on Unoccupied Period	
Electricity	₱ 500
Water	₱ 400
Internet	₱ 1,000
CATV	₱ 1,000
Broker's Commission	₱ 24,178
Real Property Tax	₱ 6,577
Total Charges	₱ 60,031
Net Rental Revenue	₱ 230,105





rental yield

Net Rental Yield Computation	
Rental Income	₱ 290,136
Operating Expenses	₱ 60,031
TCP	₱ 4,088,280
Furnishing	₱ 220,000
Net Rental Yield	5.3%

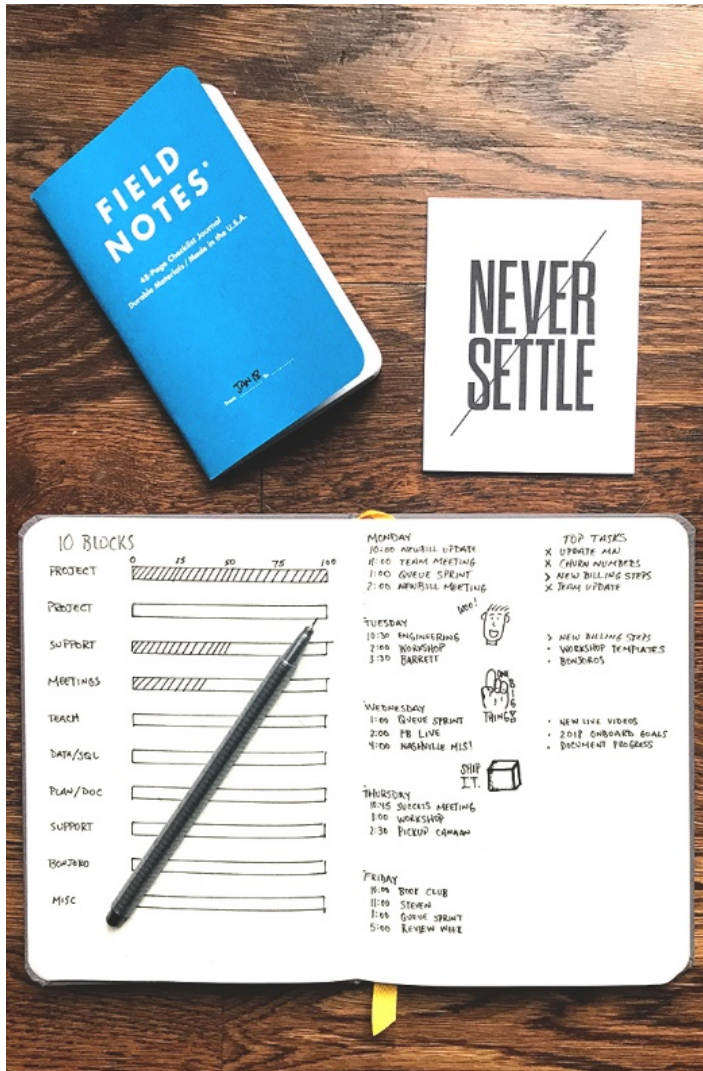
return on investment

pre-selling

Year Reserved	2012
Size	21.00
Unit Type	Studio
TCP	₱ 2,263,842
Cost Per Sqm	₱ 107,802
DP Requirement	40%
DP Amount	₱ 905,537

after 60 months

Year Completed	2019
Price During Turnover	₱ 3,452,000
Value Appreciation	₱ 1,188,158
Return on Equity	131%
Value Increase Rate	52%
Annual Increase Rate	8.8%



liquidity test

Annual Rental Estimate	₱	290,136
Monthly Average (12 mos)	₱	24,178

Loanable Amount		₱	2,044,140
Moderate Estimate	15yrs @ 10% interest	₱	21,966
Conservative Estimate	15yrs @ 12% interest	₱	24,533