

COMPLETED PROPERTY ACQUISITION

BOCAUE, BULACAN

2018 LAND CONSOLIDATION & TITLE TRANSFER PORTFOLIO



Property location illustration supplied for this portfolio. Highlighted outline is indicative.

42,000 SQM	~156 M	₱231 MILLION	2018
4.2 HECTARES	FRONTAGE	ACQUISITION VALUE	TRANSACTION YEAR

EXECUTIVE OVERVIEW

A 4.2-hectare landholding in Bocaue, Bulacan, acquired in 2018 by Daniel Lim at an average acquisition price of ₱5,500 per square meter, for a total of ₱231,000,000. This was the first property transaction handled by Jose Cabuhad Publico Jr. (Jhay Publico) and represents a foundational project in his real estate portfolio.

Jhay personally consolidated the property, coordinated and negotiated with the owners and sellers, organized the transaction documents, and handled the processing of all title transfers into the client’s name.

TRANSACTION AT A GLANCE

01 ACQUISITION PROFILE

Client: Daniel Lim
Land area: 42,000 sqm / 4.2 hectares
Average price: ₱5,500 per sqm

02 PERSONAL RESPONSIBILITY

Property consolidation, direct owner and seller coordination, transaction documentation, and title-transfer processing through completion.

Historical acquisition case study. Amounts and completed transaction details are provided by Jhay Publico; the acquisition price is not a current asking price or appraisal.

TRANSACTION EXECUTION

Personal responsibility from property consolidation through transfer of the titles to the client.



Aerial perspective showing the open land, road frontage and adjoining river corridor.

01 PROPERTY CONSOLIDATION

Personally consolidated the property acquired by Daniel Lim, bringing together the participating owners and sellers within the overall acquisition.

02 OWNER & SELLER COORDINATION

Dealt directly with the owners and sellers, handled acquisition discussions, and coordinated their participation and documentary requirements.

03 TRANSACTION DOCUMENTATION

Organized and coordinated the owners' and sellers' documents needed to support the acquisition and the subsequent transfer process.

04 TITLE TRANSFER PROCESSING

Personally handled the processing of all property titles into the client's name, following the transaction through to completion.

PORTFOLIO SIGNIFICANCE

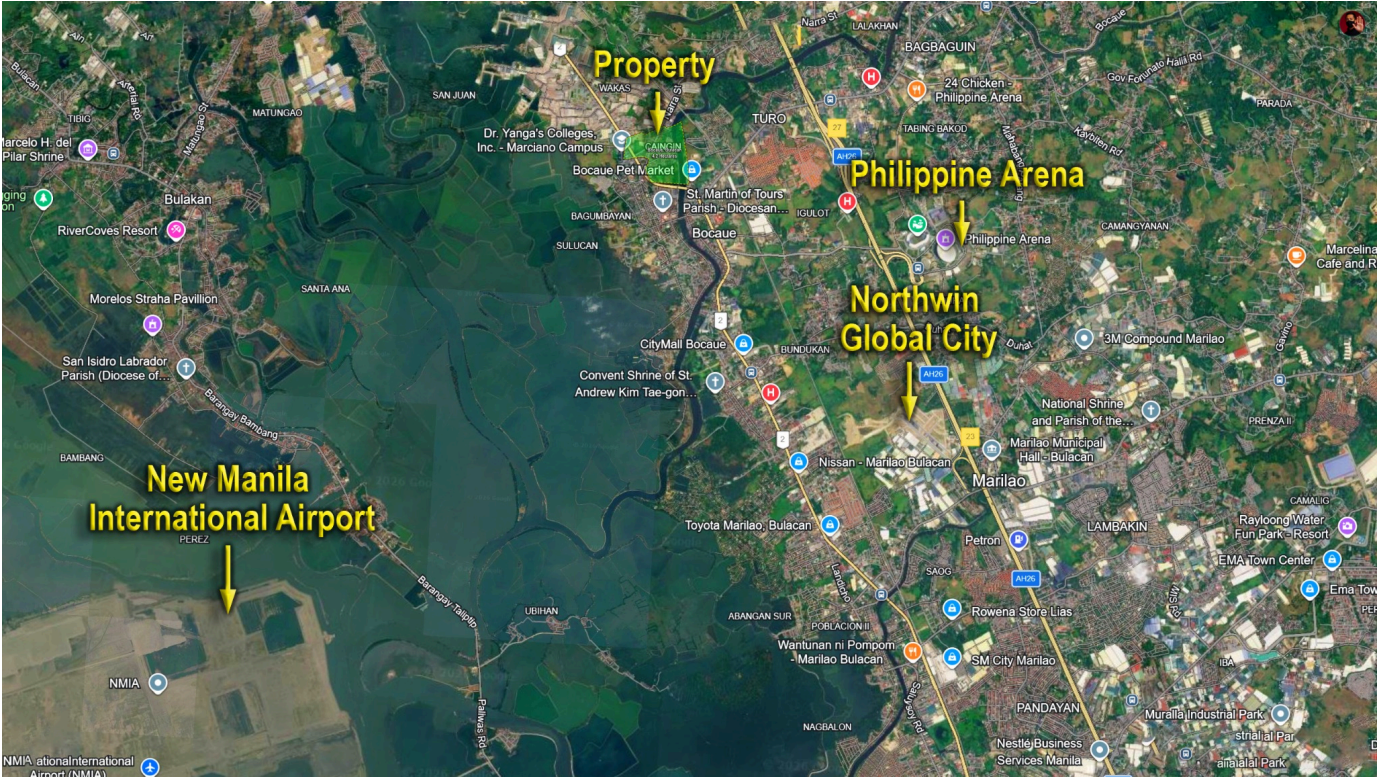
The project demonstrates practical experience in managing an acquisition involving multiple owners and sellers. It combines field coordination with the documentary follow-through required to carry a consolidated property transaction into the client's ownership.

As Jhay's first handled transaction in 2018, this acquisition establishes a clear starting point for his professional track record: direct engagement with property owners, organization of seller documentation, and hands-on completion of title-transfer processing.

42,000 SQM × ₱5,500 / SQM = ₱231,000,000

LOCATION & ACCESSIBILITY

Bocaue, Bulacan within the wider Bulacan development corridor.



Supplied regional map locating the property relative to the Philippine Arena, Northwin Global City and NMIA.

KEY LANDMARKS & CONNECTIVITY

DESTINATION	APPROX. DISTANCE
North Luzon Expressway (NLEX)	2.5 km
Philippine Arena	3 km
Northwin Global City	5 km
New Manila International Airport, Bulacan, Bulacan	12 km

Distances are approximate figures supplied for this portfolio. Actual routes and travel times depend on the site entrance, destination access point and road conditions.

REGIONAL DEVELOPMENT CONTEXT

Northwin Global City. Megaworld describes an 85-hectare township planned with residential, office, commercial, hotel and civic components. This provides broader mixed-use development context for the surrounding area. [1]

New Manila International Airport. San Miguel identifies the airport project’s location as Bulacan, Bulacan. Its regional relevance is presented as infrastructure context, without assuming an opening date or a direct airport access route from the property. [2]

These developments are presented as present-day location context, not as completed infrastructure or transaction drivers verified at the time of the 2018 acquisition.

PROPERTY CHARACTER & POTENTIAL

Large landholding with approximately 156 meters of frontage and an established surrounding community.



Aerial view of the frontage, site interior and river-side setting.



Reverse aerial perspective showing the open land and surrounding built-up neighborhood.

DEVELOPMENT CONSIDERATIONS

Residential: The land area offers room to explore a planned residential layout.

Commercial: The reported frontage provides scope to assess road-facing commercial uses.

Industrial: The site may be evaluated for suitable industrial or warehousing uses in relation to road access and surrounding land uses.

Residential, commercial and industrial uses are potential concepts, subject to zoning, technical feasibility and applicable approvals. The river-side setting makes drainage, flood exposure, easements and usable site area relevant to any development assessment.

AERIAL PROPERTY DOCUMENTATION

Additional views of the site and its relationship to adjoining roads, homes and the river corridor.



Oblique aerial view showing the extent of open land and the surrounding urban fabric.



Overhead aerial view of the landholding. Photograph is not a cadastral or boundary survey.

PORTFOLIO RECORD & SOURCE NOTES

Transaction record: Daniel Lim acquisition, 2018 • 42,000 sqm • ₱5,500/sqm average • ₱231 million total. Property details, transaction history, responsibilities, distances and all seven images were supplied by Jhay Publico. Image capture dates have not been established; the photos are not labeled as 2018 photographs.

Regional sources reviewed 23 October 2026:

- [1] Megaworld International, Northwin Global City project profile.
megaworldinternational.com/properties/northwin-global-city/
- [2] San Miguel Corporation, San Miguel Aerocity Inc. project profile.
sanmiguel.com.ph/page/san-miguel-aerocity-inc