

COMPLETED PROPERTY ACQUISITION

BUSTOS, BULACAN

BRGY. MALAMIG | CONSOLIDATION & TITLE-TRANSFER PORTFOLIO



25,753 SQM

TOTAL LOT AREA

2.5753 HA

LANDHOLDING

~20 M

FRONTAGE

MAY 2023

TRANSACTION DATE

EXECUTIVE OVERVIEW

A 25,753-square-meter landholding in Brgy. Malamig, Bustos, Bulacan, acquired by **Standard Corrugated Box, Inc.** in May 2023 at an average acquisition price of **PHP 10,000 per sqm**, representing a calculated value of **PHP 257,530,000**. This completed transaction forms part of Jhay Publico’s portfolio of hands-on land consolidation, owner/seller coordination, acquisition documentation and title-transfer execution.

Area correction: 25,753 sqm, as confirmed from the drone presentation. Older labels embedded in original maps are retained as supplied. Values are calculated using the previously supplied average rate.

TRANSACTION PROFILE

PROPERTY & ACQUISITION

- Location: Brgy. Malamig, Bustos, Bulacan
- Buyer: Standard Corrugated Box, Inc.
- Lot area: 25,753 sqm / 2.5753 hectares
- Approximate frontage: 20 meters (bypass)
- Completed transaction: May 2023

PERSONAL ROLE & DELIVERY

Jhay Publico consolidated the property, directly negotiated and coordinated with the owners/sellers, organized and processed their documents, and handled the transfer of all property titles to the client.

CONSOLIDATION & TRANSACTION DELIVERY

A hands-on acquisition assignment from land assembly through transfer of ownership.



01 PROPERTY CONSOLIDATION

Personally consolidated the landholding for the client's acquisition, coordinating the owners/sellers involved in bringing the property together.

02 OWNER / SELLER COORDINATION

Directly handled discussions and negotiations with the owners/sellers, maintaining coordination throughout the acquisition process.

03 DOCUMENTATION & PROCESSING

Organized and processed the owners'/sellers' documentation required for the transaction and subsequent title transfers.

04 TITLE TRANSFER TO CLIENT

Handled the transfer of all property titles to Standard Corrugated Box, Inc., completing the scope described for this acquisition.

ACQUISITION VALUE

Average acquired price	PHP 10,000 per sqm
Total land area	25,753 sqm
Calculated acquisition value	PHP 257,530,000

Calculation: $25,753 \text{ sqm} \times \text{PHP } 10,000/\text{sqm} = \text{PHP } 257,530,000$. Figures describe the May 2023 acquisition; they are not a current asking price or market appraisal.

PROPERTY & SURROUNDING AREA

Original aerial photographs documenting the site's physical and neighborhood setting.



Aerial perspective. The supplied photograph shows open land, the adjoining road network and nearby buildings within the surrounding area.



Original image annotation. The video-confirmed area is 25,753 sqm, with approximately 20 m frontage along the bypass and 150 m along NIA Road. Original imagery is preserved.

This aerial map illustrates the location of the 'Property' (KKB Buffet Restaurant) within the Ayala Land Crossroads area. The map shows the intersection of the General A. R. Reyes Highway (N. 101) and the Alabang Bypass Road (N. 101). Key landmarks and locations labeled include:

- Ayala Land Crossroads:** Indicated by a yellow arrow pointing to the intersection area.
- Property:** A green rectangular area labeled 'KKB Buffet Restaurant' with a yellow arrow pointing to it.
- Surrounding Areas:** Labels include BANGAL, BANGAL II, BANGAL III, PARILAN, BINTOG, SAN JOSE, CULIANIN, TALAMPAS, MALAMIG, LICIADA, MANATIL, BAGBAGUIN, BULIHAN, BULIHAN II, BULIHAN III, BULIHAN IV, BULIHAN V, BULIHAN VI, BULIHAN VII, BULIHAN VIII, BULIHAN IX, BULIHAN X, BULIHAN XI, BULIHAN XII, BULIHAN XIII, BULIHAN XIV, BULIHAN XV, BULIHAN XVI, BULIHAN XVII, BULIHAN XVIII, BULIHAN XIX, BULIHAN XX, BULIHAN XXI, BULIHAN XXII, BULIHAN XXIII, BULIHAN XXIV, BULIHAN XXV, BULIHAN XXVI, BULIHAN XXVII, BULIHAN XXVIII, BULIHAN XXIX, BULIHAN XXX, BULIHAN XXXI, BULIHAN XXXII, BULIHAN XXXIII, BULIHAN XXXIV, BULIHAN XXXV, BULIHAN XXXVI, BULIHAN XXXVII, BULIHAN XXXVIII, BULIHAN XXXIX, BULIHAN XL, BULIHAN XLI, BULIHAN XLII, BULIHAN XLIII, BULIHAN XLIV, BULIHAN XLV, BULIHAN XLVI, BULIHAN XLVII, BULIHAN XLVIII, BULIHAN XLIX, BULIHAN L, BULIHAN LI, BULIHAN LII, BULIHAN LIII, BULIHAN LIV, BULIHAN LV, BULIHAN LVI, BULIHAN LVII, BULIHAN LVIII, BULIHAN LIX, BULIHAN LX, BULIHAN LXI, BULIHAN LXII, BULIHAN LXIII, BULIHAN LXIV, BULIHAN LXV, BULIHAN LXVI, BULIHAN LXVII, BULIHAN LXVIII, BULIHAN LXIX, BULIHAN LXX, BULIHAN LXXI, BULIHAN LXXII, BULIHAN LXXIII, BULIHAN LXXIV, BULIHAN LXXV, BULIHAN LXXVI, BULIHAN LXXVII, BULIHAN LXXVIII, BULIHAN LXXIX, BULIHAN LXXX, BULIHAN LXXXI, BULIHAN LXXXII, BULIHAN LXXXIII, BULIHAN LXXXIV, BULIHAN LXXXV, BULIHAN LXXXVI, BULIHAN LXXXVII, BULIHAN LXXXVIII, BULIHAN LXXXIX, BULIHAN LXXXX, BULIHAN LXXXXI, BULIHAN LXXXXII, BULIHAN LXXXXIII, BULIHAN LXXXXIV, BULIHAN LXXXXV, BULIHAN LXXXXVI, BULIHAN LXXXXVII, BULIHAN LXXXXVIII, BULIHAN LXXXXIX, BULIHAN LXXXXX.

Ayala Land Crossroads, Plaridel	Approximately 7.5 kilometers
North Luzon Expressway (NLEX)	Approximately 12 kilometers

DEVELOPMENT POTENTIAL

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