

COMPLETED PROPERTY ACQUISITION

LAWA, OBANDO, BULACAN

LAND CONSOLIDATION AND TITLE TRANSFER PORTFOLIO



22,539 SQM
LOT AREA

2.2539 HA
LANDHOLDING

2022
ACQUISITION

₱123.965M
ACQUISITION VALUE

EXECUTIVE OVERVIEW

A completed acquisition of 22,539 square meters in Barangay Lawa, Obando, Bulacan, for Mr. William Go Genato in 2022. Jose Cabuhat Publico Jr. personally handled the property consolidation, direct discussions with the owners and sellers, organization of their documents, and processing of all title transfers to the client.

This portfolio case demonstrates practical experience in managing a land transaction from seller coordination through ownership transfer. The recalculated acquisition value is ₱123,964,500, equivalent to an average of ₱5,500 per square meter.

TRANSACTION AT A GLANCE

CLIENT	PROPERTY AND TRANSACTION
Mr. William Go Genato	Approximately 10 meters frontage • Acquired in 2022

Client business background

Owner of Wil-Vic Construction and Development Corporation, Manor Hotel and Sir William's Hotel, as identified by Jhay Publico.

Area correction: 22,539 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 ROLE AND DELIVERY

Personal involvement across consolidation, seller documentation and title transfer.



Aerial view supplied by Jhay Publico showing the property setting and surrounding community.

SCOPE PERSONALLY HANDLED

WORKSTREAM	PERSONAL CONTRIBUTION
01 Property consolidation	Consolidated the property for the client's acquisition and coordinated with the participating owners and sellers.
02 Direct seller coordination	Personally conducted discussions with the owners and sellers throughout the transaction.
03 Documentation	Organized and attended to the owners' and sellers' documents required for the acquisition and transfer process.
04 Title transfer processing	Personally processed the transfer of all titles covering the acquired property to the client.

PORTFOLIO SIGNIFICANCE

The assignment reflects sustained field involvement and direct responsibility for the practical work behind a property acquisition. Its strongest portfolio value is the combination of owner coordination, documentary follow-through and title-transfer processing within one completed client transaction.

Transaction history and scope of work are presented from Jhay Publico's account.

LOCATION AND REGIONAL CONNECTIVITY

Barangay Lawa places the property within the wider Bulacan and northern Metro Manila development corridor.



Supplied location map identifying the property and the New Manila International Airport project area.

REPORTED DISTANCES

DESTINATION	APPROXIMATE DISTANCE
New Manila International Airport, Bulakan, Bulacan	2–3 kilometers
NLEX Harbor Link, Valenzuela	10 kilometers
North Luzon Expressway	10 kilometers
Northwin Global City, Marilao / Bocaue	12 kilometers

Distances are supplied by Jhay Publico and have not been independently route-verified. The 2–3 km airport figure describes reported proximity to the project area; it is not a verified drive to a terminal or access gate.

REGIONAL DEVELOPMENT CONTEXT

The New Manila International Airport project is located in Bulakan, Bulacan [1]. Megaworld’s Northwin Global City is an 85-hectare township spanning Marilao and Bocaue [2]. These projects provide regional context for evaluating the property’s long-term residential and commercial potential.

NLEX Harbor Link connects the Valenzuela corridor toward C-3 in Caloocan [3]. Its relevance to this property depends on the actual local approach road, selected interchange and travel conditions. Regional projects are contextual references and do not establish a current market valuation.

PROPERTY SETTING AND POTENTIAL

A consolidated landholding with residential and commercial development potential identified by the transaction lead.



Second supplied aerial perspective showing existing development, access surroundings and water areas.

DEVELOPMENT POSITIONING

The 2.2539-hectare holding offers a scale at which a coordinated residential or commercial concept could be assessed. The surrounding built-up community visible in the supplied imagery provides context for studying local housing demand, neighborhood retail and service uses.

The reported frontage of approximately 10 meters is an important design parameter. Any concept should test entry and exit arrangements, internal circulation, emergency access and the legal extent of road access before settling on a development layout.

SITE PLANNING CONSIDERATIONS

Water areas are visible in the supplied aerial photographs. A development study should establish existing land condition, elevation, drainage, flood exposure, ground suitability and any waterway setbacks. The images alone do not establish current land classification or development readiness.

Residential and commercial uses are presented as potential applications, subject to verified zoning, technical feasibility and applicable approvals. No completed conversion, development permit or flood-free status is asserted in this portfolio.

HISTORICAL VALUE BASIS

ACQUISITION YEAR	CALCULATED VALUE	AVERAGE RATE
2022	₱123,964,500	₱5,500 / sqm

22,539 sqm × ₱5,500/sqm = ₱123,964,500. This is the calculated historical value, not an asking price or present-day appraisal.

Original lot plan supplied by Jhay Publico. Image proportions are preserved; fine technical entries remain subject to the legibility of the source photograph.

Property area, frontage, acquisition year, client identity, consideration and transaction responsibilities are based on information supplied by Jhay Publico. The highlighted map is illustrative; surveyed boundaries and technical dimensions should be read from the certified plan and corresponding titles.