



Living the Good Life



ULTIMA RESIDENCES

RAMOS TOWER

LEASEBACK PROGRAM

Please Call: +63915.4529931 | +63929.283.2345 | +63932.865.2976

PROPOSAL

Premier Condo Unit

To own a condominium unit located within the city proper that is in close proximity to schools, business centers, malls and hospitals.

Leaseback Program

- The leaseback program is a condominium-hotel project offered for purchase and to be owned by individual owners who have the option of renting it out as a hotel suite when not in use.
- Owners of the unit may produce rental revenues, making the ownership of a unit an income-generating investment for them.
- It will be managed by an experienced and established hotel management operator.

LOCATION

Prime Location

- Close proximity to entertainment, schools & business districts in the city, right in the center of metro Cebu.
- Two blocks away from CLUB ULTIMA.
- Located near Velez college of medicine & hospital & University of San Carlos.
- A few meters away from shopping center like Robinson's Place.
- Ramos st. corner Villanueva & Junquera extension.



RAMOS TOWER FEATURES

- Video Intercom from Unit to Lobby
- Security Cameras
- Standby Generator Set
- High-Speed Elevators
- Internet Ready
- With Balcony



3. Proponent

**FREE 45
DAYS STAY VACATION**

Property Owner:

Boracay Multiple Properties Developers, Inc.
- a 100% subsidiary of J. King & Sons Company, Inc.

Developer & Marketing:

Fuente Triangle Realty Development Corp.
- another subsidiary of J. King & Sons Company, Inc.
and the sales & marketing behind the rising Ultima Residences' Towers in Metro Cebu.

Crown Regency Hotel & Towers in Osmeña Boulevard Park
Management Services, Inc.
- an experienced and established hotel chain owned by J. King & Sons Company, Inc.

- Club Ultima in Osmeña Boulevard, Cebu City
- Crown Regency Suites & Residences in Mactan, Cebu
- Crown Regency Residences in Guadalupe, Cebu City
- Crown Regency Residences in Agdao, Davao City
- Crown Regency Hotel & Towers in Osmeña Boulevard, Cebu City
- Crown Regency Hotel in Makati City
- Crown Regency Resort in Station 3, Boracay Island (3rd Quarter 2008)
- Crown Regency Prince Resort in Station 1, Boracay Island (3rd Quarter 2008)



Ultima Residences Tower 3, Fuente Towers



Ultima Residences Ramos Tower



Club Ultima Tower 2, Fuente Towers



Crown Regency Suites Mactan, Cebu



Crown Regency Residences Agdao, Davao



Crown Regency Hotel Makati



Crown Regency Hotel & Towers Osmeña Boulevard, Cebu



Crown Regency Residences Guadalupe, Cebu



Crown Regency Resort Station 3, Boracay Island



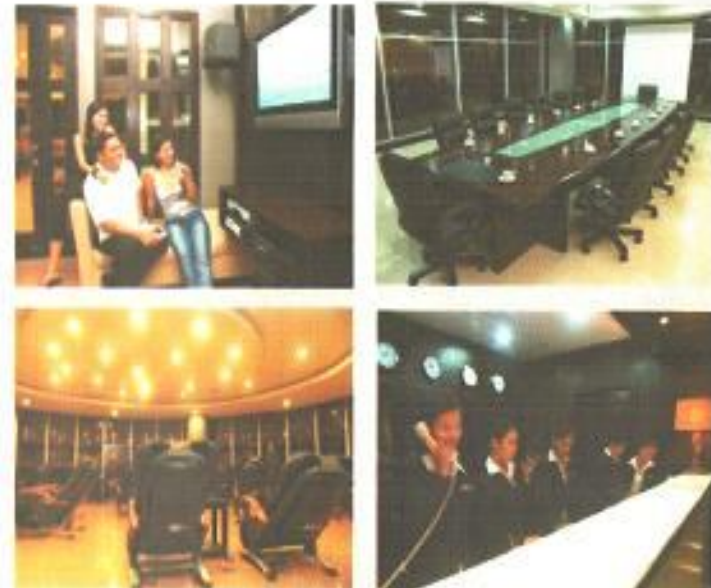
ULTIMA RESIDENCES

Club Ultima membership - Gateway to unlimited opportunity

Membership in Club Ultima is a requirement for ownership of a Ramos Tower Unit. Membership at Club Ultima gives you access to all the amenities & features of the Club. It also entitles you discounts & privileges in Crown Regency Hotels. Take part in the Interval International timesharing program and choose from many destinations in the world. A rare opportunity awaits you and your family.

Club Ultima Business Center at the 19th floor is open 24 -7, offering:

- Audio-Visual / Media Room
- Conference Room / Boardroom
- Legal consultants-on-call
- Communications / IT Network
- Courier Services
- Cyber Café
- Virtual Office
- Lounge
- Mail / Message Desk
- Meeting Rooms
- Secretarial Staff
- Snooze Lounge
- Tea & Coffee facilities
- Translation Services
- Concierge Services
- Video Conferencing
- Wi-Fi Hotspot

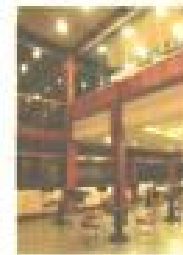


Club Ultima membership - The Good Life

Club Ultima Restaurants - features delectable international cuisine and a great view of the city



- Kotie Japanese Restaurant
- Seaview BBQ Terrace
- Wang Shan Lo
- Mr. Grill Bar & Restaurant
- Topz Dining Hall
- Night Talk Bar & Lounge
- The Peak Restobar



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Club Ultima membership - The Good Life

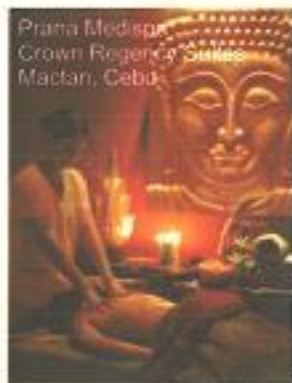
Club Ultima also features beauty, health & wellness, and entertainment facilities

- Aqua Fitness Pool
- Power Gym
- Tower Salon
- Prana Medispa
- Club Library
- Computer Games
- Virtual Golf & Firing
- Audio Visual Rooms
- Table Games
- Board Games



OFF-SITE FACILITIES

Membership in Club Ultima grants you discounts & privileges in Crown Regency Hotel Group and Metrosports. You'll also have the opportunity to invest on a piece of paradise in Boracay island.



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CONDOTEL UNIT TYPES PER FLOOR APPLICABLE FOR LEASEBACK PROGRAM



- TYPE A DELUXE**
 UNIT 2 - 28.00 Sq.m.
 UNIT 3 - 28.00 Sq.m.
 UNIT 4 - 28.00 Sq.m.
 UNIT 5 - 28.00 Sq.m.
 UNIT 6 - 28.00 Sq.m.
 UNIT 7 - 28.00 Sq.m.
 UNIT 10 - 27.40 Sq.m.
 UNIT 12 - 25.80 Sq.m.
 UNIT 15 - 27.80 Sq.m.
 UNIT 17 - 27.10 Sq.m.
- TYPE A1 CORNER DELUXE**
 UNIT 1 - 28.53 Sq.m.
 UNIT 8 - 28.00 Sq.m.
 UNIT 13 - 27.80 Sq.m.
- TYPE B JUNIOR SUITE**
 UNIT 11 - 30.34 TO 33.50 Sq.m.
 UNIT 16 - 30.34 TO 33.50 Sq.m.
- TYPE C EXECUTIVE SUITE**
 UNIT 9 - 42.10 TO 42.20 Sq.m.
 UNIT 14 - 42.10 TO 42.20 Sq.m.



	Type A Deluxe	Type A1 Corner Deluxe	Type B Junior Suite	Type C Executive Suite
	27.10 - 28.00 sq. m.	27.80 - 28.53 sq. m.	30.40 - 33.50 sq. m.	42.10 - 42.20 sq. m.
Projected Room Rate / Night	Php 2,000	Php 2,500	Php 3,000	Php 4,500
Pro-RATA Share	1.0	1.25	1.5	2.25

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WHY INVEST?

- As a unit owner, you can use your unit for free for 30-days benefit & you'll have a 335-Day for leaseback program.

Let us compute the projected income based on the assumption of a Php 2,000 room rate / day and at different occupancy rates. (Based on 28 sq. m. unit)

**335 days @
80% occupancy =**

268 days

x Php 2,000/ day

PHP 536,000

Deduct approx. 50% as
management fee, taxes,
incentive bonus

Projected
Net Income
Annually **PHP 268,000**

**335 days @
70% occupancy =**

234.5 days

x Php 2,000/ day

PHP 469,000

Deduct approx. 50% as
management fee, taxes,
incentive bonus

PHP 234,000

**335 days @
60% occupancy =**

201 days

x Php 2,000/ day

PHP 402,000

Deduct approx. 50% as
management fee, taxes,
incentive bonus

PHP 201,000



RAMOS TOWER LEASEBACK PROGRAM

How Does the Lease-Back Program Work (Rental Pooling)?

- Percentage sharing of **50% for the unit owners and 50% for the hotel/condotel operator.**
- Unit owners will receive monthly income based on the type of unit regardless of whether the unit was leased or not. This is because RAMOS TOWER will pool together its entire total income from rental operations and distribute this to unit owners according to the percentage sharing based on gross income.

How does Ramos Tower Condotel differ from other real estate investments?

- Other condominiums grow in value over time but only the property value. The Ramos Tower condotel grows in value faster than other condominiums because as a unit owner, you are also a member of Club Ultima which entitles you room nights every year which you can use at any Crown Regency Hotel or at more than 2,000 hotel & resorts in the world affiliated with Interval International You can also use of your own unit whenever you desire and while you are not using it, your condominium unit earns for you. Ramos Tower property not only grows in value but also changed your lifestyle!
- When you own a unit in Ramos Tower, you possess ownership of a prime and actively earning piece of real estate investment whose ownership is evidenced by a **CONDOMINIUM CERTIFICATE OF TITLE (CCT).**



RAMOS TOWER LEASEBACK PROGRAM

What is the Minimum Period of the Lease-Back Program?

- Upon turnover of URRT condotel unit, the unit owner may immediately lease-back their unit to the condotel operator.
- The minimum period you can have your unit enrolled in rental pooling is Ten (10) Years.

How many days in a year can a unit owner use his condotel unit for free?

- Unit owners may use their condotel units for THIRTY (30) DAYS A YEAR.
- Unit owners who exceed their 30 days use will have to pay 70% of the regular rental rates. However, your payment will be included in the computation for rental revenue share and will be deducted on your monthly rental income.

What if the unit owner was not able to use his day benefit in a year?

- If their unit was rented out during their thirty (30) day allotment, they will receive rental share if it was rented out during that period.

Are there association dues to be paid once the Condotel unit is enrolled under the Lease-Back Program?

- There are NO Association Dues or Maintenance Fees to be paid once a condotel unit is enrolled under rental pooling by the unit owner. The condotel/hotel operator shall take care of the association dues, maintenance and security of their investment.

If the unit owner decides not to enroll his unit under the Lease-Back Program, will the unit owner be charged of Association Dues?

- Yes, if a unit owner decides not to enroll his unit under rental pooling, the owner will be charged with monthly association dues and maintenance fees which will be determined later on by the condotel/hotel operator.

Are repairs shouldered by the condotel operator?

- Only minor repairs shall be shouldered by the condotel / hotel operator.

Are there other expenses to be paid by the unit owner upon enrollment in the Lease-Back Program?

- A fee of Fifteen Thousand Pesos (P15,000) per sq.m. is required to be paid by the unit owners upon enrollment to rental pooling to completely furnish the unit with furniture, fixtures and other regular hotel amenities.
- A one-time joining fee of Thirty Thousand Pesos (P30,000) is required to cover contribution for housekeeping, maintenance, uniforms, linens, etc...
- For residential unit owners, they have the option to completely furnish their units at Twelve to Fifteen (P 12,000 to P15,000) per sq.m.



ULTIMA RESIDENCES

RAMOS TOWER LEASEBACK PROGRAM

Who will operate the Ramos Tower Condotel upon commercialization?

- Ultima Residences, RAMOS TOWER shall be managed by the CROWN REGENCY HOTEL GROUP, an established and experienced hotel chain owned by the JKing & Sons Co.,Inc. whose existing hotels are:
 - Club Ultima Fuente Tower, Cebu
 - Crown Regency Suites & Residences in Mactan
 - Crown Regency Residences in Guadalupe, Cebu City
 - Crown Regency Residences in Davao City
 - Crown Regency Hotel & Towers in Fuente Osmeña, Cebu
 - Crown Regency Hotel in Makati
 - Crown Regency Resort Hotel in Station 3, Boracay Island