

JECO
DEVELOPMENT
CORPORATION



CEBU PARK
RESIDENCES



HYDE

at CEBU PARK RESIDENCES

Park-Living lifestyle in the City

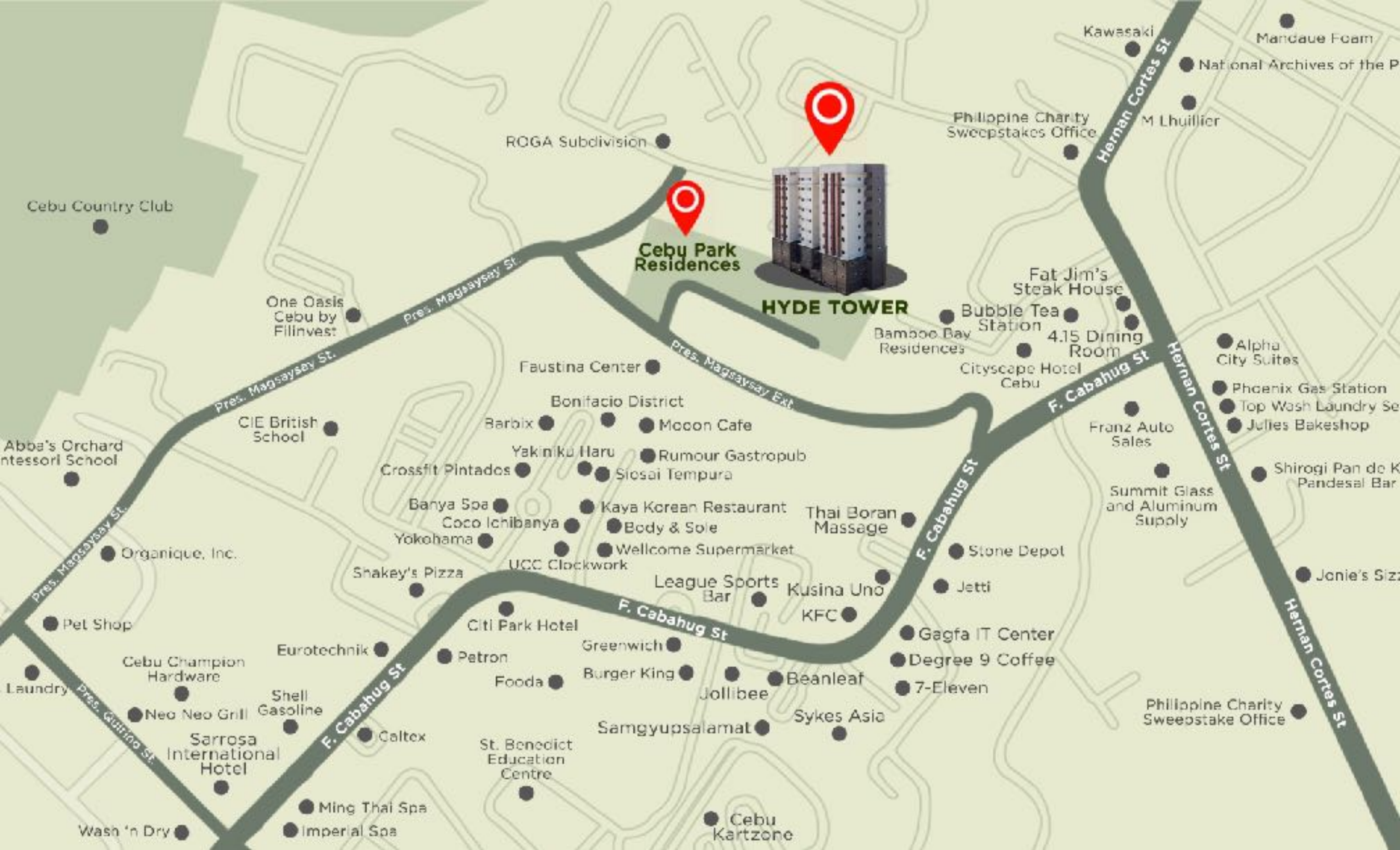


FUTURE EXPANSION

HYDE TOWER
(Leisure Building)

LOCATION

HYDE TOWER is conveniently located in Cebu Park Residences, Pres. Magsaysay St., Cebu City. It is minutes away from Retail and Shopping Destinations, Hospitals, Convention Centers, Schools, Business Centers, Lifestyle and Recreation.



Cebu Park Residences

HYDE TOWER

Cebu Country Club

One Oasis Cebu by Fillinvest

ROGA Subdivision

Philippine Charity Sweepstakes Office

Kawasaki

Mandaue Foam

National Archives of the P

M Lhuillier

Fat Jim's Steak House

Bubble Tea Station

4.15 Dining Room

Bamboo Bay Residences

Cityscape Hotel Cebu

Alpha City Suites

Phoenix Gas Station

Top Wash Laundry Se

Julies Bakeshop

Pres. Magsaysay St.

pres. Magsaysay Ext.

F. Cabahug St

Herman Cortes St

Abba's Orchard ntessori School

CIE British School

Faustina Center

Bonifacio District

Barbix

Moon Cafe

Yakiniku Haru

Rumour Gastropub

Crossfit Pintados

Siosai Tempura

Banya Spa

Coco Ichibanya

Kaya Korean Restaurant

Body & Sole

Yokohama

Wellcome Supermarket

Thai Boran Massage

Franz Auto Sales

Summit Glass and Aluminum Supply

Shirogi Pan de K Pandesal Bar

Pres. Magsaysay St.

F. Cabahug St

F. Cabahug St

Herman Cortes St

Pet Shop

Cebu Champion Hardware

Eurotechnik

Patron

Greenwich

Burger King

Beanleaf

Gagfa IT Center

Degree 9 Coffee

7-Eleven

Laundry

Neo Neo Grill

Shell Gasoline

Fooda

Jollibee

Sykes Asia

Philippine Charity Sweepstake Office

Sarrosa International Hotel

Caltex

St. Benedict Education Centre

Samgyupsalamat

Cebu Kartzone

Wash 'n Dry

Ming Thai Spa

Imperial Spa



ACTUAL BUILDING

No. of Units	156
No. of Units per floor:	
Ground Floor	11 units
2nd - 3rd Floor	13 units
6th, 7th, and 9th floor	19 units
5th and 8th floor	17 units
10th Floor	14 units
Penthouse Unit	14 units
Elevator	2

PERSPECTIVE

Grand Lobby



Grand Lobby Drop-off



Multi-Purpose Room



Fitness Gym

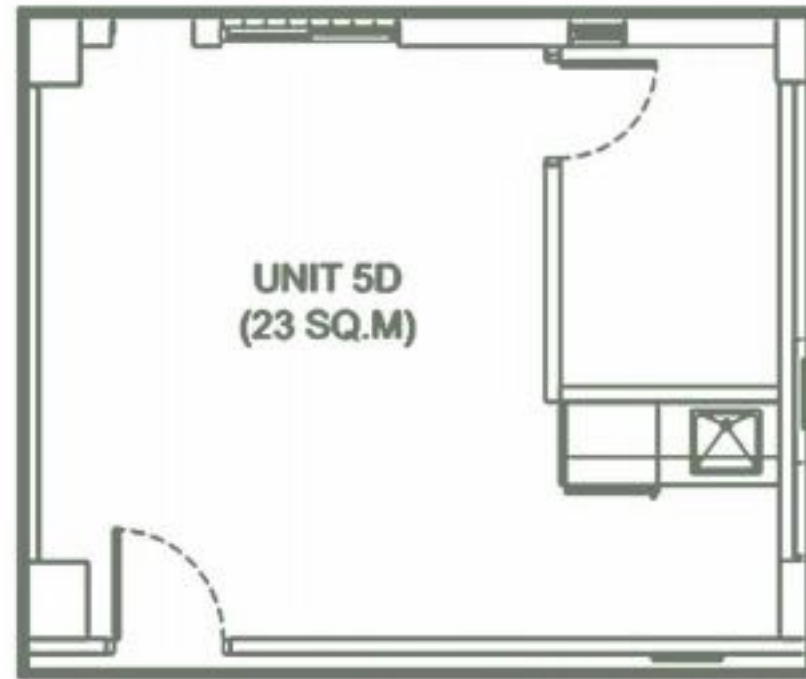
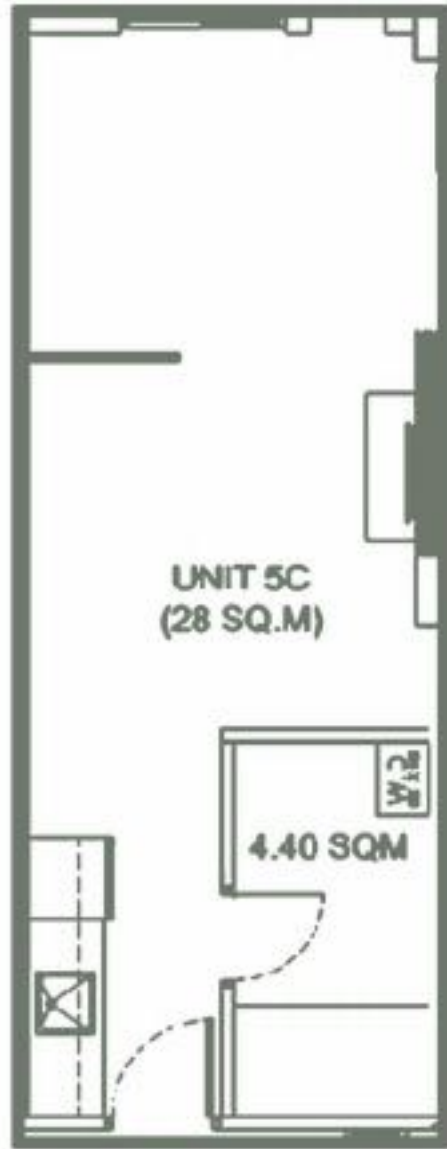


Mail Room



GATE PERSPECTIVE



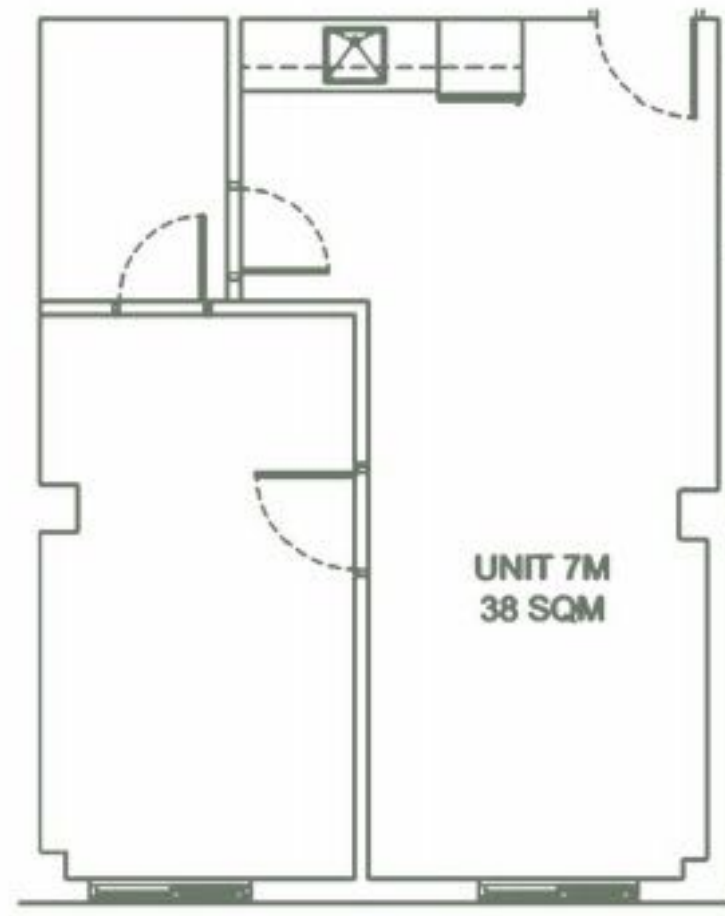
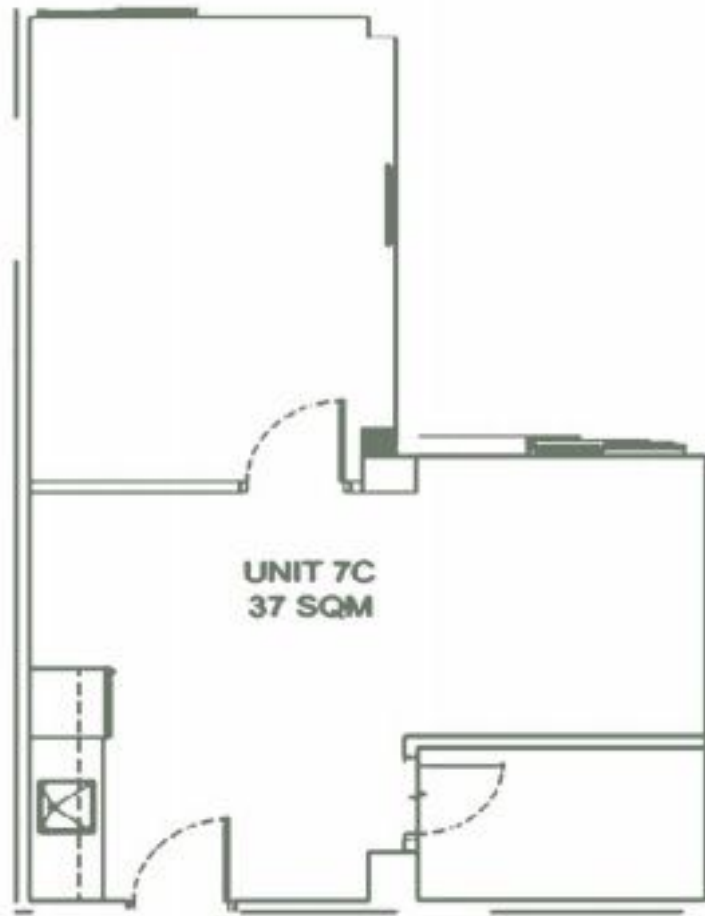


STUDIO UNIT

Unit Area:
19.60 sq.m - 40.61 sq.m

Price Range:
2.2M - 4.7M

Number of Rooms:
115

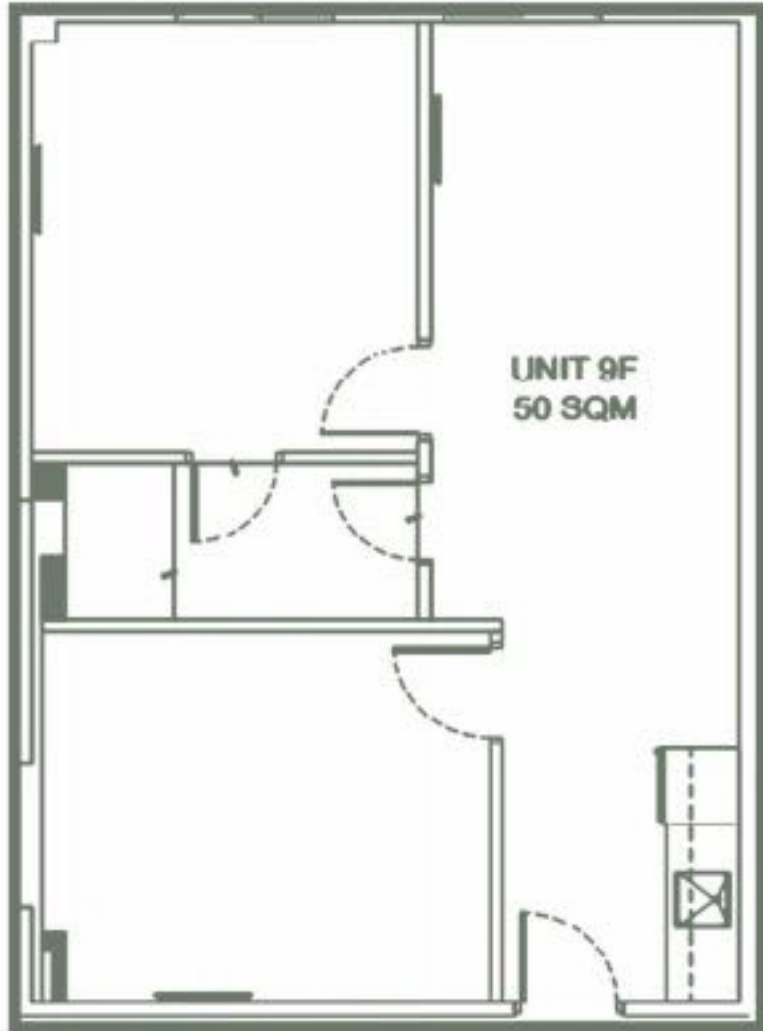


1 BEDROOM

Unit Area:
38.05 sq.m - 41.41 sq.m

Price Range:
4.3M - 4.8M

Number of Rooms:
15



2 BEDROOM

Unit Area:
39.44 sq.m - 52.39 sq.m

Price Range:
4.4M - 6.2M

Number of Rooms:
26

UNIT SAMPLE

STUDIO UNIT



View of Bed



View of Kitchen



View of Dining



View of Toilet & Bath

STUDIO + UNIT



View of Kitchen & Dining



View of Living & Dining



View of Bedroom, Living & Dining



View of Toilet & Bath

1 BEDROOM UNIT



View of Kitchen & Dining



View of Living & Dining



View of Bedroom



View of Toilet & Bath

2 BEDROOM UNIT



View of Living & Dining



View of Kitchen



View of Bedroom 1



View of Bedroom 2



View of Toilet & Bath

SAMPLE PAYMENT COMPUTATION



JECO DEVELOPMENT CORPORATION

TOWER:	HYDE TOWER	FLOOR AREA (sqm):	20.48
FLOOR/UNIT #:	6TH/60		
UNIT TYPE:	STUDIO	TOTAL CONTRACT PRICE	2,440,452.00

PAYMENT TERMS

1. 95%/5% with 10% Discount			
List Price			2,269,620.36
Less: Discount	10%		226,962.04
NET Selling Price			2,213,489.96
Less: Reservation Fee (RF)			25,000.00
Balance on the Contract Price			2,188,489.96
Add: VAT (when app.)			-
Add: Transfer Charges			170,831.64
95% Cash out	95%		2,077,815.47
5% Balance	5%		
			110,674.50

2. DEFERRED CASH 100% of TCP Payable up to 18 mos with 6% Discount			
List Price			2,269,620.36
Less: Discount	6%		136,177.22
Less: Reservation Fee (RF)			25,000.00
Net Selling Price			2,108,443.14
Add: Vat (when app.)			-
Add: Transfer Charges(when app.)			170,831.64
			2,279,274.78
Monthly Amortizations	1 - 18 Mos		126,626.38



JECO DEVELOPMENT CORPORATION

TOWER:	HYDE TOWER	FLOOR AREA (sqm):	20.48
FLOOR/UNIT #:	6TH/60		
UNIT TYPE:	STUDIO	TOTAL CONTRACT PRICE	2,440,452.00

3. 20% DP Payable for 18mos + (LOG) - 80% Bank Financing			
Total Contract Price			2,440,452.00
Downpayment		20%	488,090.40
Less: Reservation Fee (RF)			25,000.00
Net Downpayment			463,090.40
Monthly Amortization for 18mos			25,727.24
80% Bank Financing	##	80%	1,952,361.60
Estimated Monthly Amortization payable for 120 mos			21,921.13



JECO DEVELOPMENT CORPORATION

TOWER:	HYDE TOWER	FLOOR AREA (sqm):	20.48
FLOOR/UNIT #:	6TH/60		
UNIT TYPE:	STUDIO	TOTAL CONTRACT PRICE	2,440,452.00

4. Special Lease-to-own payment scheme with Advance DP Ready to MOVE IN	
Total Contract Price	2,440,452.00
Reservation Fee	25,000.00
Downpayment (Cash out)	120,000.00
Downpayment payable for 12 mos	20,000.00
Total Downpayment	385,000.00
Less 20% of Equity from TCP	488,090.40
Remaining Balance (due and demand) on the 13th Month	103,090.40
80% Bank Financing	1,952,361.60
Estimated Monthly Amortization payable for 120 mos	21,921.13

5. Lease-to-own payment scheme with 5% Cash-out DP Ready to MOVE IN	
Total Contract Price	2,440,452.00
Downpayment (Cash out)	5.0%
Downpayment payable for 12 mos	15.0%
Less Reservation Fee	25,000.00
Monthly Amortization for 12 mos	28,422.32
80% Bank Financing	1,952,361.60
Estimated Monthly Amortization payable for 120 mos	21,921.13

WHAT'S AROUND YOUR HOME

RETAIL & SHOPPING DESTINATIONS

Ayala Center Cebu	2.0 km 1.25 mi
Bonifacio District	850 m
City Time Square	3.0 km 1.87 mi
Crossroads Mall	3.0 km 1.87 mi
Fooda Supermarket	1.0 km 0.63 mi
Gatewalk Central	2.3 km 1.43 mi
Landers Superstore	2.0 km 1.25 mi
Parkmall	3.1 km 1.93 mi
SM City Cebu	3.2 km 0.2 mi

CONVENTION CENTERS

IEC Convention Center Cebu	3.3 km 2.06 mi
Grand Convention Center of Cebu	3.0 km 1.87 mi

HOTELS

Castle Peak Hotel	1.4 km 0.87 mi
Cebu Parklane International Hotel	2.8 km 1.75 mi
Citi Park Hotel	1.0 km 0.62 mi
Mandarin Plaza Hotel	2.8 km 1.75 mi
Quest Hotel	2.9 km 1.81 mi
Sarrosa International Hotel	1.0 km 0.62 mi
Seda Ayala Center Cebu	2.4 km 1.5 mi

SCHOOLS

Cebu Doctors University	2.6 km 1.62 mi
CIE British School - Cebu	450 m
Singapore School Cebu	3.1 km 1.93 mi
St. Benedict Educational Centre	1.0 km 0.62 mi

BUSINESS CENTERS

Cebu Business Park	2.0 km 1.25 mi
Cebu IT Park	3.8 km 2.37 mi

HOSPITALS

Chong Hua Hospital Mandaue	2.5 km 1.56 mi
Perpetual Succour Hospital	3.8 km 2.37 mi
University of Cebu Medical Center	2.3 km 1.43 mi

LIFESTYLE & RECREATION

Anytime Fitness	2.7 km 1.68 mi
Cebu Holiday Spa and Gym	3.2 km 2.0 mi
City Sports Club Cebu	3.1 km 1.93 mi
Gold's Gym	2.5 km 1.56 mi