LUITON
RESIDENCES

The Project

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- A first of its kind in Bohol. A vacation home, a hotel, a resort & a mall combined.
- Luiton Residences is the company's pioneering eight storey condominium hotel.
- It offers a a panoramic view of Panglao Island and city of Tagbilaran and its bay with its spectacular sunsets.

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Amenities

- Indoor Swimming Pool
- Commercial establishments on 1st & 2nd Floor
- Grand Lobby with 24 – hour front desk service
- Fitness Gym
- 2 – passenger and service elevator
- Function Rooms
- PABX with 24 hours operation
- CATV-ready
- 2 – Level basement parking
- Automatic fire sprinkler system for all units
- 100% standby generator
  (100% back – up residential units, 100% back – up lobby and common areas)
- 24-hour monitoring/ security/ Maintenance
- Housekeeping Services
- Hotel Shuttle Service from Seaport/ Airport to Luiton Residences

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Luiton Residences as an Alternative Investment

- Return on Investment
  - The Studio units maybe enrolled to the Condotel Program whereby owners have the opportunity to earn annual rental income, estimated at 20% of GROSS HOTEL REVENUE depending on occupancy, subject to VAT and other taxes.
  - Time Deposite Rates: 2 – 3 %

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Luiton Residences is a Real Home

- First Home or a Vacation Home
  - Luiton Residences is strategically located in the heart of Tagbilaran City. A walk to schools, churches, hospitals, commercial establishments like banks, restaurants, supermarkets, shopping centers, hotels and Bohol's first shopping mall – BQ Mall.

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Luiton Residences as an Ideal Investment

- Affordability
  - Priced initially at 2,849,000 + 350k for a fully fitted, fully furnished 37 Square Meter Unit.
  - Unit owners can avail of Zero interest payment scheme up to 36 months.

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Luiton Residences as an Investment

- Local & Global Marketability
  - Luiton Residences is positioned to serve Professionals working Abroad, Foreigners, Retirees, Businessmen.

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Luiton Residences as a Condotel Investment

- Hotel System Expertise
  - Luiton Residences (Condotel) is managed by OG Holdings Corporation operator of Metro Centre Hotel and Panglao Island Nature Resort and Spa.

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Luiton Residences is an Investment

- TURNOVER DATES
  - Luiton Residences owners can enjoy their luxurious lifestyle in 2.5 to 3 Years.

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What is Luiton Residences Condotel Concept?

- Luiton Residences – hotel project offered to by individual buyers who have the option of renting it out as hotel suite when not in use, which will be managed by professional condotel/ hotel management operator. Luiton Residences offers fully-fitted, fully-furnished units with complete amenities, facilities and services similar to a resort hotel.

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Projected Return on Investment

Particulars	
Occupancy Rate	40-60%
No. of Days Free Use	30 days
Room Rate (average)	Php 3,500
Annual Room Revenue	Php 469,000. – P703,500.
Unit Owner's Share	20% on Gross Sales
Annual Income Per Unit	Php 135,500. – 203,700.

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LUITON RESIDENCES COMPUTATION ON RETURN OF INVESTMENT

Based on the occupancy rate:				
Room rate: Php. 3, 500.00	**40%**	**50%**	**60%**	**70%**
Number of Days in year	365	365	365	365
Less: 30 days Free for Unit Owner's Use	30	30	30	30
NET NUMBER OF DAYS TO RENT OUT THE UNIT	335	335	335	335
Occupancy Rate	40%	50%	60%	70%
Number of Rooms	118	118	118	118
Annual Room Nights	15,812	19,765	19,765	27,671
Rate per Night	3,500.00	3,500.00	3,500.00	3,500.00
ANNUAL ROOM REVENUE	469,000.00	586,250.00	703,500.00	820,750.00
Investors Share 20% on the Gross	93,800.00	117,250.00	140,700.00	164,150.00
Add: 30 days Value @ Php. 3, 500.00/day	42,000.00	52,500.00	63,000.00	73,500.00
ANNUAL RETURN ON INVESTMENT	**135,800.00**	**169,750.00**	**203,700.00**	**237,650.00**
PERCENTAGE of Return on Investment	**4.53%**	**5.66%**	**6.79%**	**7.92%**

(ROI is exclusive of VAT and other taxes)

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Stress-free Property Investment

- Annual rental income from the condotel operation shall be credited to the unit owner's bank account wherever agreed upon by both parties.

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Advantages of a Condotel Program

- Condotel Unit owner has the option to convert his unit in residential within five years by withdrawing in writing from the condotel pool.
- Condotel Punctual payment of utility bills thereby no fear of disconnection or service suspension.
- is entitled to 30-DAYS FREE USE at any time of the year depending on availability.
- Unit Owner may assign his FREE USE to a person to his choice Special Discounts rates shall be extended to Unit Owners.

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FAQ

- Q: Is the studio unit I purchased ready for condotel operation?

  A: Yes, provided that you have fully paid the fit-out fee of Php 350, 000 to comply with hotel quality standards, as determined by the hotel operator. This can be paid in installments according to the payment schedule.
- Q: What is included in the condotel fit-out package?

  A: The fit-out package includes basic hotel finishes, furniture, appliances, and linens that are required to make the unit ready for condotel operation.

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FAQ

- Q: If the unit owner uses his own unit more than the allowed number of days in a year, how does this affect their share in the rental income?

  A: Depending on the season when they use their unit in excess of the owed number of days , the unit owner will have to pay the regular rental rates with the discount. However, your payment will also be included in the computation for rental revenue share and will be deducted from your annual rental income.

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