

SMDC

CHEERFUL HOMES 2

MABALACAT CITY, PAMPANGA



THE SURE AND WISE CHOICE

The **IDEAL COMMUNITY** for you and your family, providing affordable yet quality homes that feature:

- 1 PROGRESSIVE AND PRIME LOCATION
- 2 SUSTAINABLE MASTER-PLANNED DEVELOPMENT
- 3 FULL INTEGRATION WITH A COMMERCIAL AREA
- 4 CONVENIENT, SAFE AND SECURE NEIGHBORHOOD FOR FAMILIES
- 5 COMPLETE SET OF FEATURES AND AMENITIES
- 6 WELL-DESIGNED AFFORDABLE HOMES
- 7 PROFESSIONAL PROPERTY MANAGEMENT

TARGET MARKET

LOCAL UPGRADERS	OFWS	
First Home that has access to transportation hub	Wise Investment	
Close to their workplace		
A secured environment for the family		
In a familiar setting		



LOCATION

MABALACAT, PAMPANGA



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PLACES NEARBY

EXITS

NLEX Santa Ines	3.0 km
NLEX Dau	13.5 km

HUBS

Clark Freeport	10.2 km
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TRANSPORTATION

Clark International Airport	8.4 km
Dau Mabalacat Bus Terminal	10.4 km
Bayanihan Terminal	11.3 km

MEDICAL

Tiglao Medical Center	4.5 km
St. Raphael Medical	7.4 km

EDUCATION

Don Bosco Academy	5.8 km
Jose C. Feliciano College	9.3 km
Philippine Science High School Central Luzon	9.6 km
Mabalacat National High School	9.9 km
University of the Philippines Diliman Extension Pampanga	10.2 km
Ateneo Graduate School of Business Clark	12.0 km
Holy Angel University	14.4 km

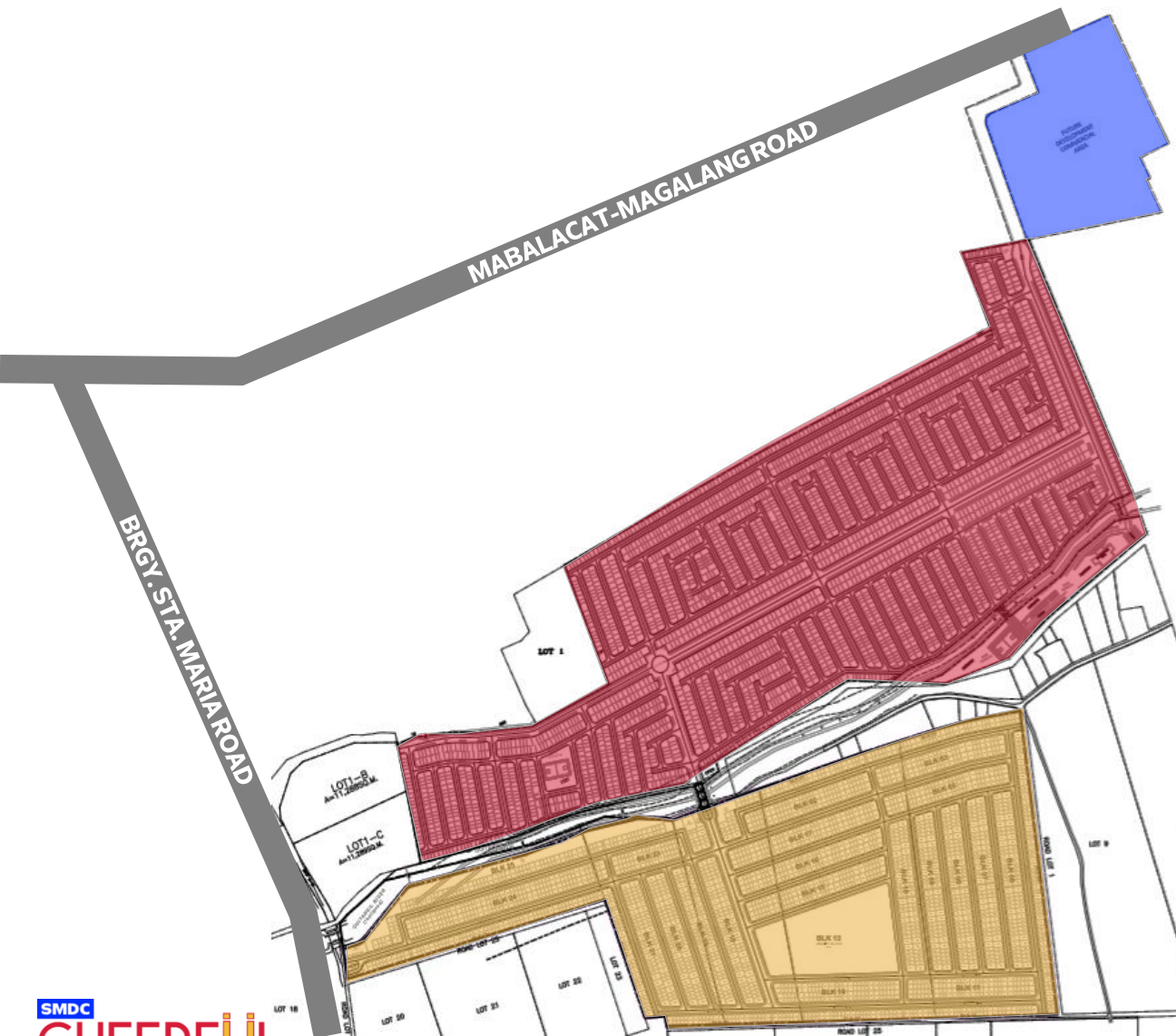
MALLS

CityMall Dau	9.6 km
SM Clark	10.5 km
MarQueen Mall	10.6 km
Robinsons Angeles	12.3 km

WORSHIP

Our Lady of Grace Parish Church	3.8 km
Barasoain Church Clark	10.5 km

DEVELOPMENT OVERVIEW



Future Development

SMDC
CHEERFUL
HOMES
(25 ha.)

SMDC
CHEERFUL²
HOMES
(17.84 ha.)

SITE DEVELOPMENT PLAN



FEATURES



- 1 INTEGRATED COMMUNITY MALL**
- 2 WELL-CONNECTED, WALKABLE, AND BIKE-FRIENDLY NEIGHBORHOOD**
- 3 ECO-FRIENDLY**
Open Spaces; Tree-lined Streets; Community Garden
- 4 SHUTTLE SERVICE FOR RESIDENTS**
- 5 LANDSCAPED PERIMETER**
- 6 24/7 SECURITY**
CCTV Cameras; Roving Security Guards
- 7 GATED COMMUNITY**
- 8 PROFESSIONAL PROPERTY MANAGEMENT**

ENTRANCE



KEY PLAN



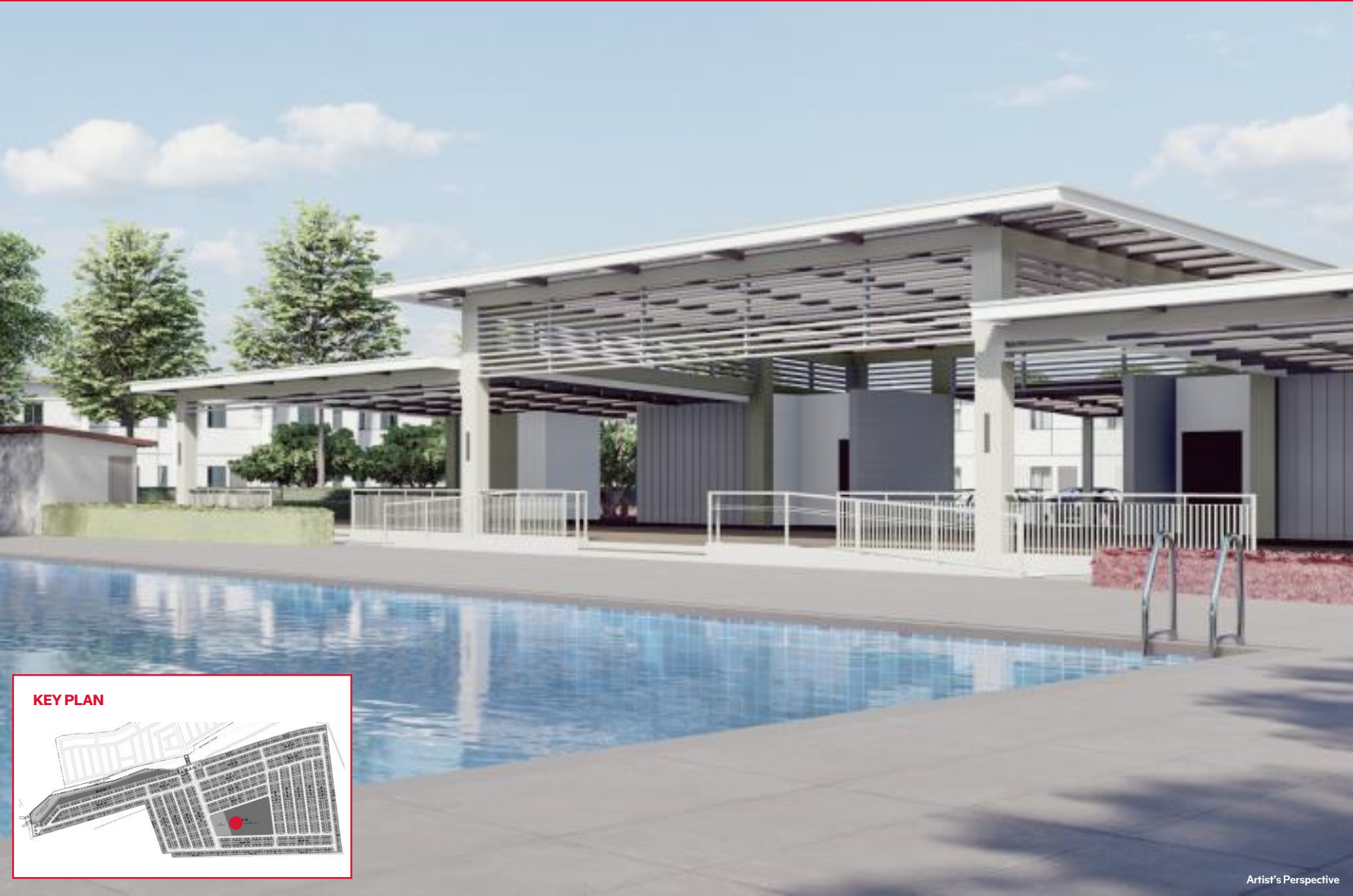
CHEERFUL PARK



KEY PLAN



CLUBHOUSE



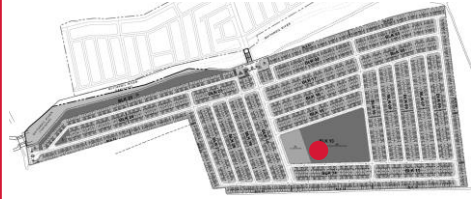
KEY PLAN



SWIMMING POOL



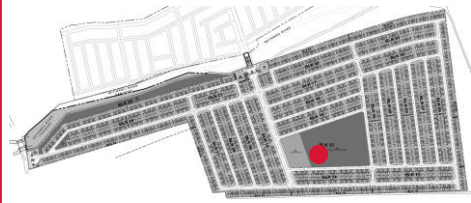
KEY PLAN



CHILDREN'S PLAYGROUND



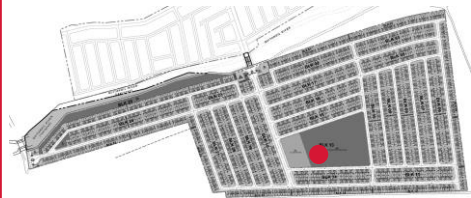
KEY PLAN



GAZEBO



KEY PLAN



COVERED MULTI-PURPOSE COURT



KEY PLAN



PRODUCT MIX



HOUSE & LOT TYPE	NO. OF UNITS	LOT AREA	UNIT AREA	CONFIGURATION
<i>Loft Type</i>	1,574		32 sqm	Rectangular

Inner	54 sqm
End	78 sqm
Corner	90 sqm

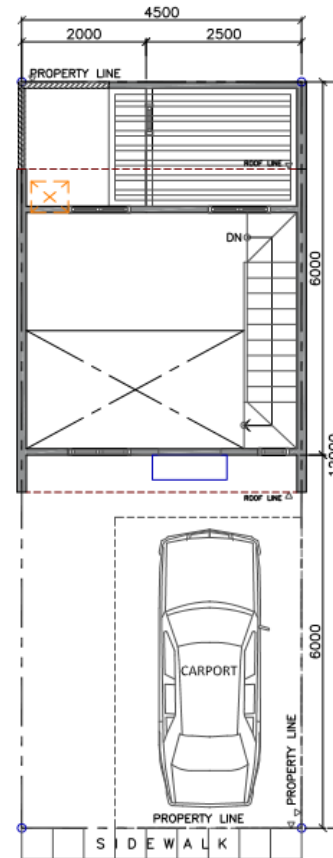
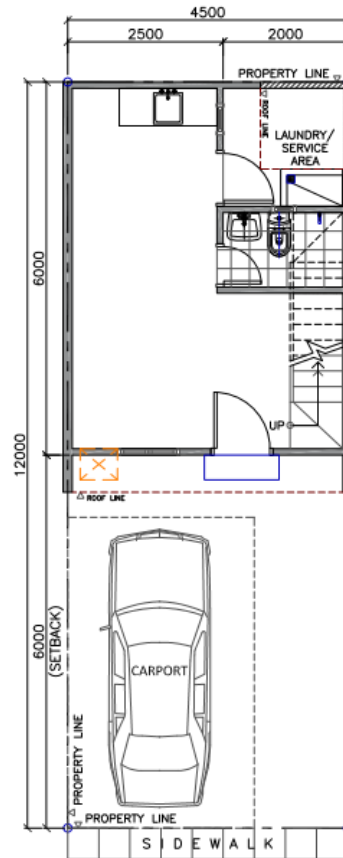


<i>Shop House</i>	12		41 sqm	L-Type
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End	78 sqm
Corner	90 sqm

TOTAL	1,586
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LOFT TYPE **INNER**



LOT AREA	UNIT AREA	CONFIGURATION	USE
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Ave. 54 sqm

32 sqm

Rectangular

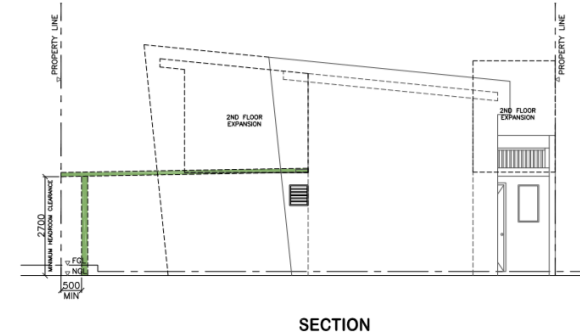
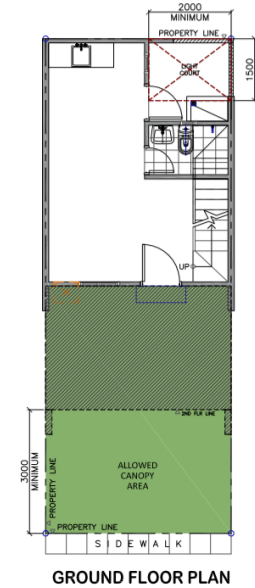
Residential

LOFT TYPE INNER

SUGGESTED EXPANSION



Canopy Provision - Loft Type Inner



EXPANSION AREA

**GROUND FLOOR
(NO EXPANSION)**

LIGHT COURT PROVISION (1.50M X 2.00M)

**2ND FLOOR
EXPANSION PLAN**

CANOPY AREA

EXPANSION AREA

LIGHT COURT PROVISION (1.50M X 2.00M)

GROUND FLOOR PLAN

SECTION

GROUND FLOOR

No expansion due to building code restrictions

SECOND FLOOR

Front – 13.5 sqm
Back – 5.0 sqm

TOTAL SUGGESTED EXPANSION AREA

18.5 sqm

LOFT TYPE **INNER**



Living/Dining Area Artist's Perspective



Living/Dining Area Artist's Perspective

Suggested Unit Layout

LOFT TYPE **INNER**



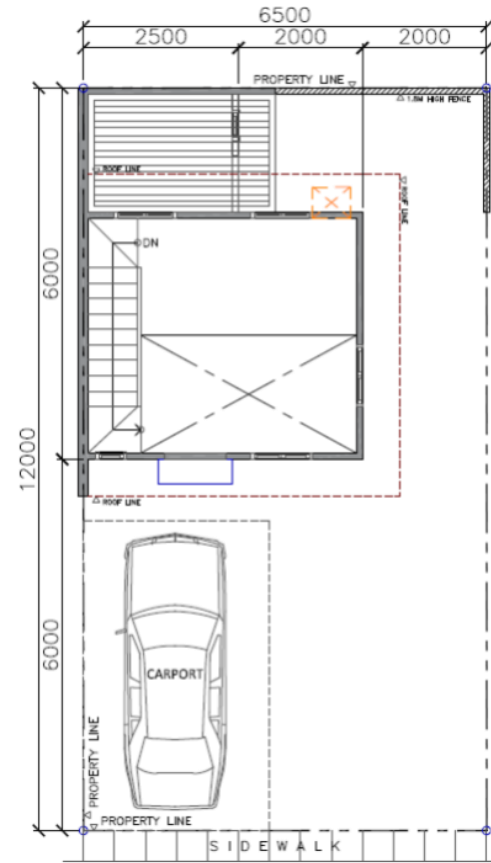
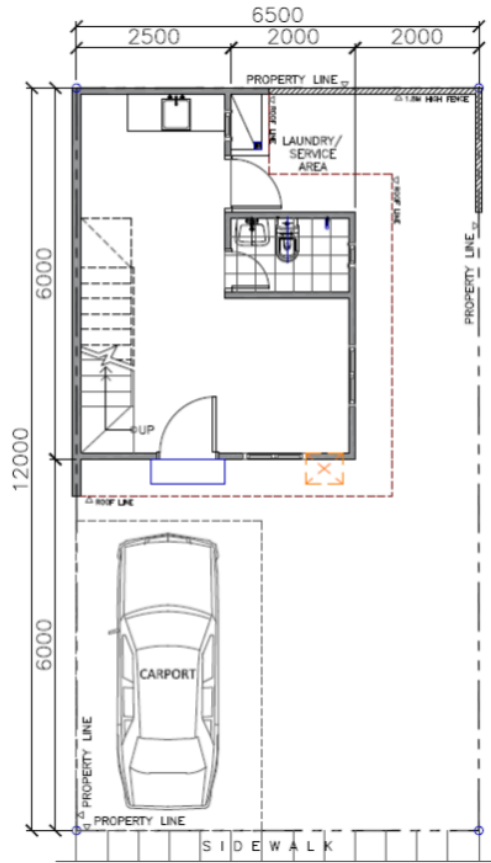
Bathroom Artist's Perspective

Suggested Unit Layout



Bedroom Loft Artist's Perspective

LOFT TYPE **END**



LOT AREA	UNIT AREA	CONFIGURATION	USE
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Ave. 78 sqm

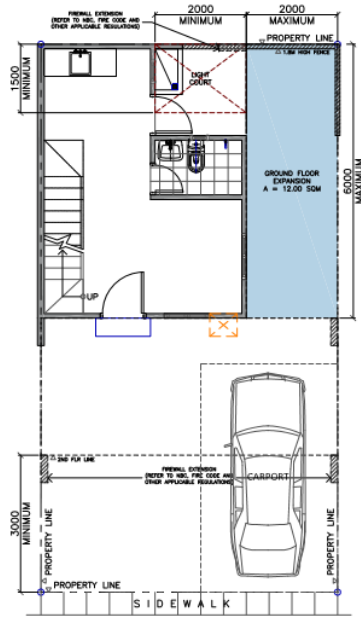
32 sqm

Rectangular

Residential

LOFT TYPE END

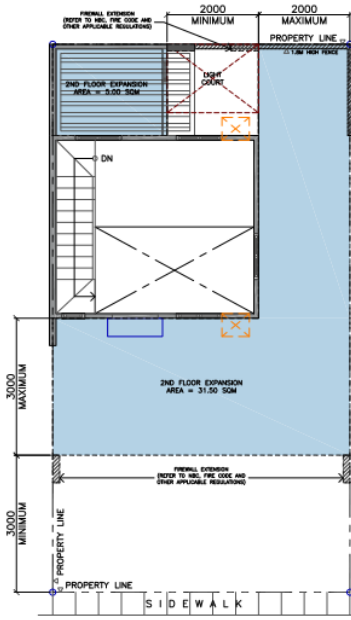
SUGGESTED EXPANSION



**GROUND FLOOR
(NO EXPANSION)**

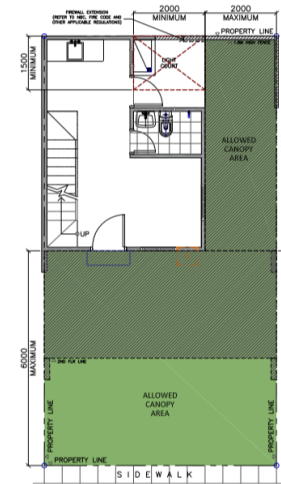
EXPANSION AREA

LIGHT COURT PROVISION (1.50M X 2.00M)



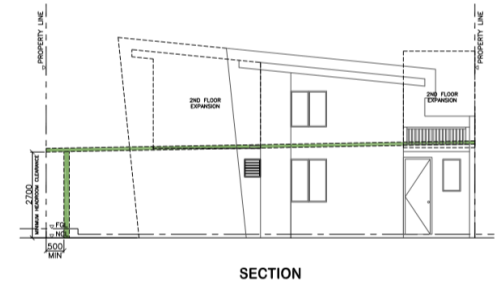
**2ND FLOOR
EXPANSION PLAN**

Canopy Provision - Loft Type End



GROUND FLOOR PLAN

- CANOPY AREA
- EXPANSION AREA
- LIGHT COURT PROVISION (1.50M X 2.00M)



SECTION

GROUND FLOOR	12.0 sqm
SECOND FLOOR	36.5 sqm
TOTAL SUGGESTED EXPANSION AREA	48.5 sqm

LOFT TYPE **END**



Suggested Unit Layout

LOFT TYPE **END**



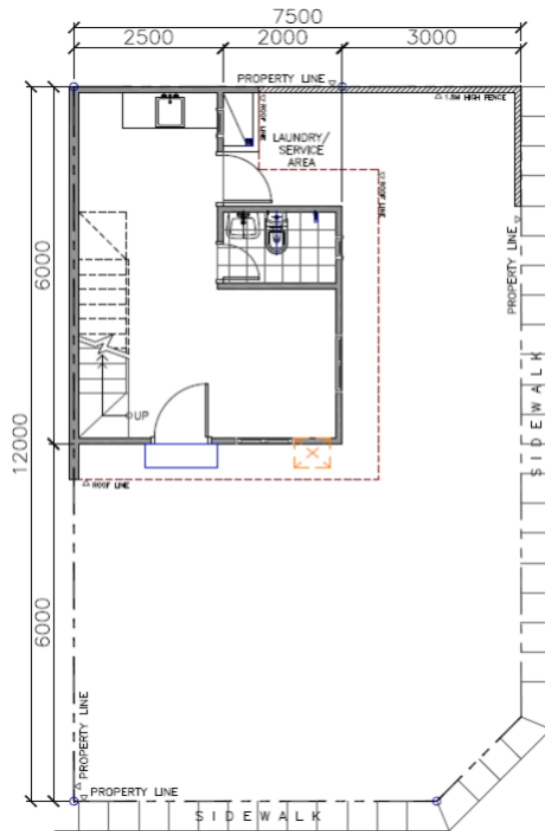
Bathroom Artist's Perspective



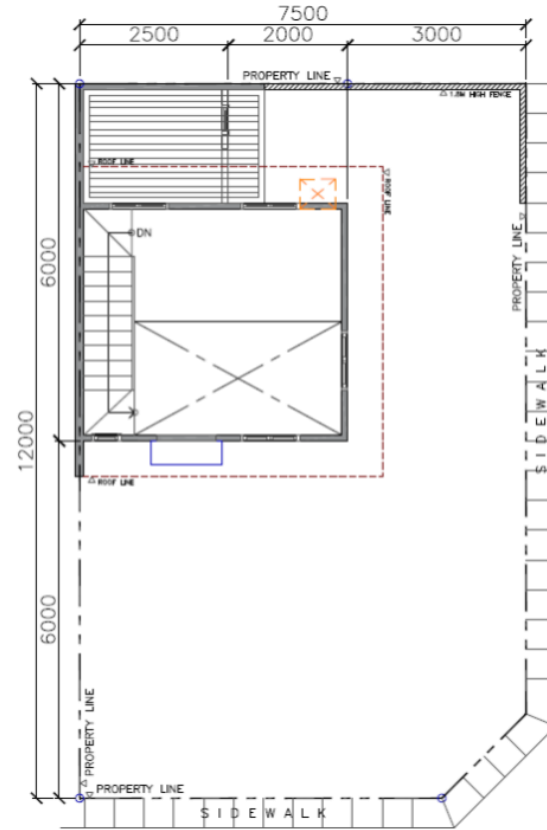
Bedroom Loft Artist's Perspective

Suggested Unit Layout

LOFT TYPE CORNER



GROUND FLOOR PLAN



LOFT PLAN

LOT AREA	UNIT AREA	CONFIGURATION	USE
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Ave. 90 sqm

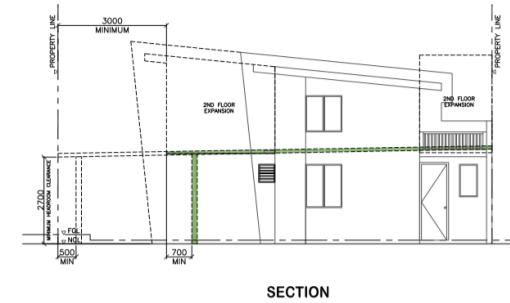
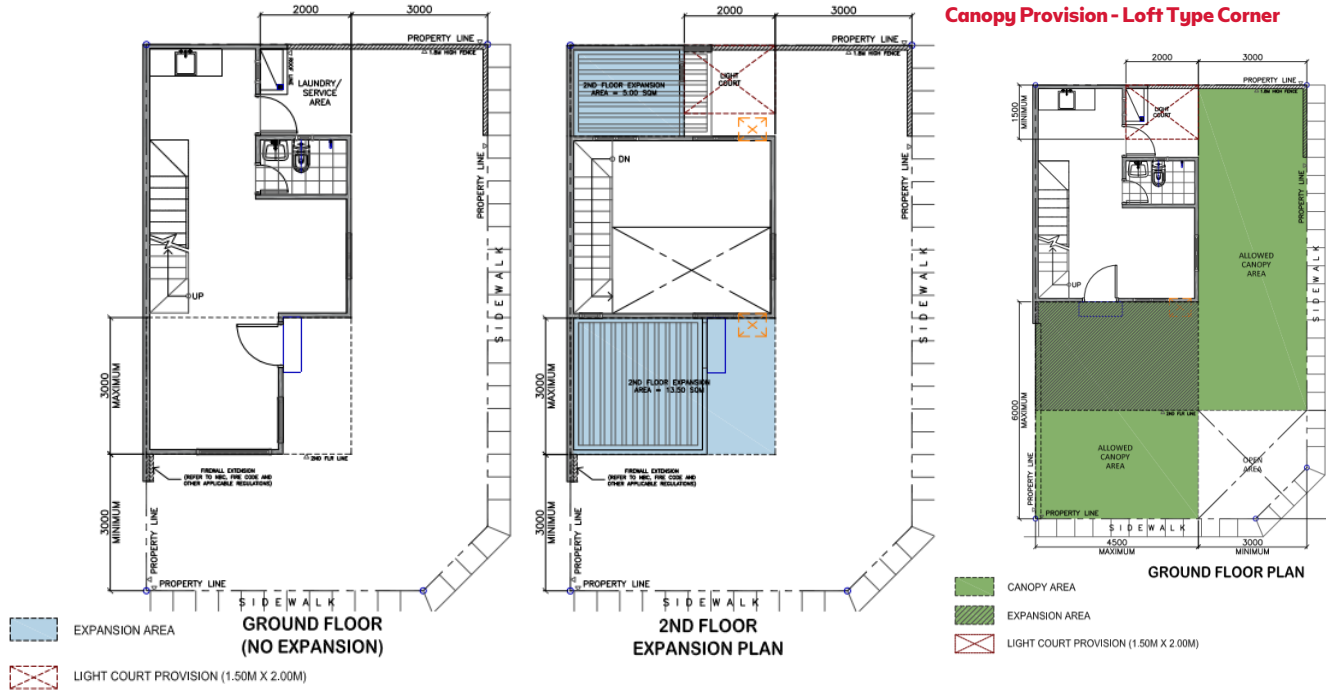
32 sqm

Rectangular

Residential

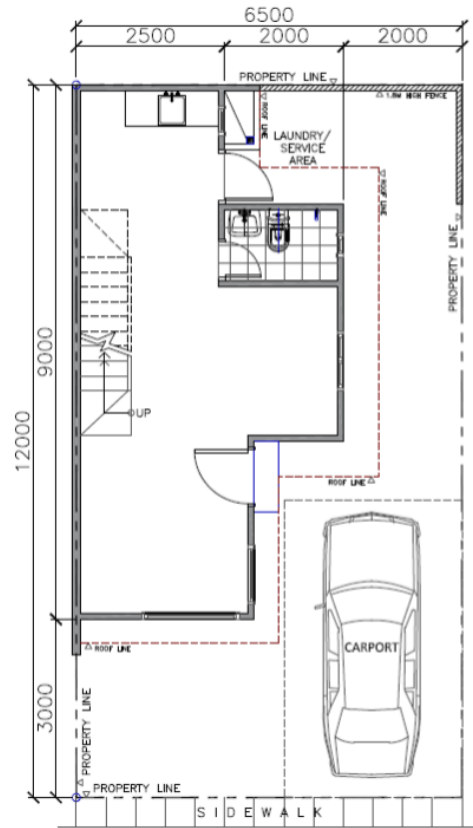
LOFT TYPE CORNER

SUGGESTED EXPANSION

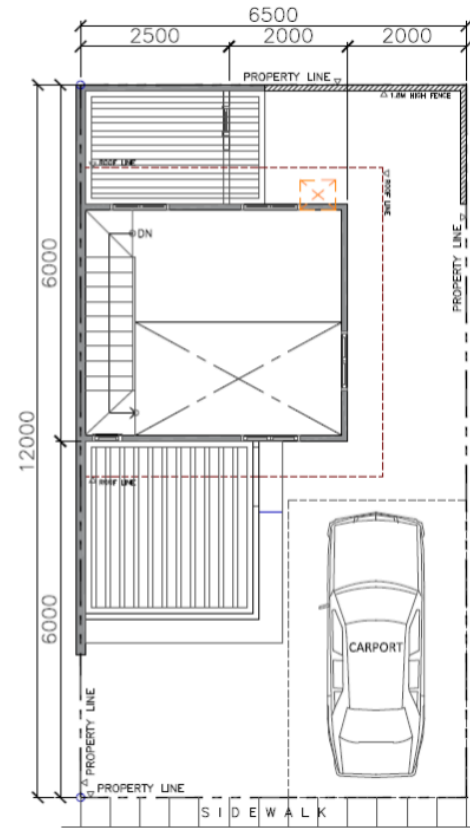


GROUND FLOOR	No expansion due to building code restrictions
SECOND FLOOR	Front – 13.5 sqm Back – 5.0 sqm
TOTAL SUGGESTED EXPANSION AREA	18.5 sqm

SHOP HOUSE **END**



GROUND FLOOR PLAN

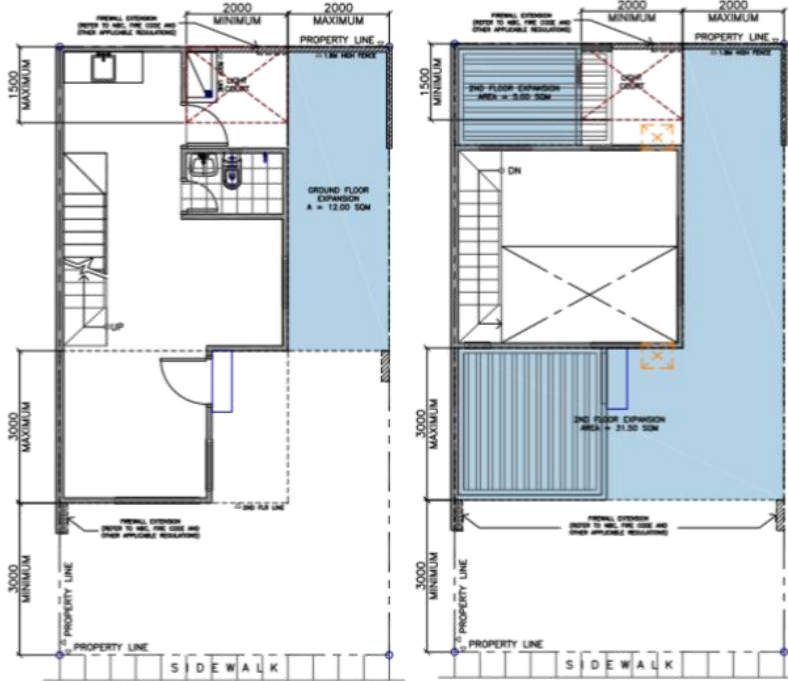


LOFT PLAN

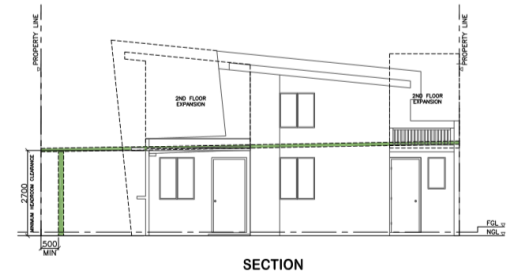
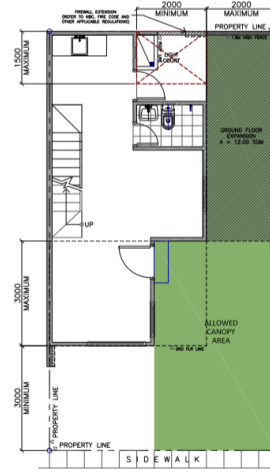
LOT AREA	UNIT AREA	CONFIGURATION	USE
Ave. 78 sqm	41 sqm	L-Type	Residential / Commercial

SHOP HOUSE END

SUGGESTED EXPANSION

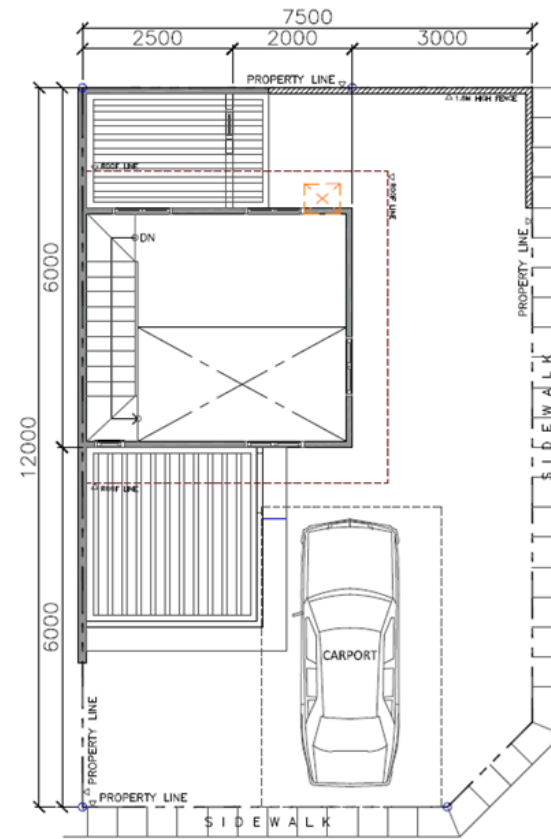
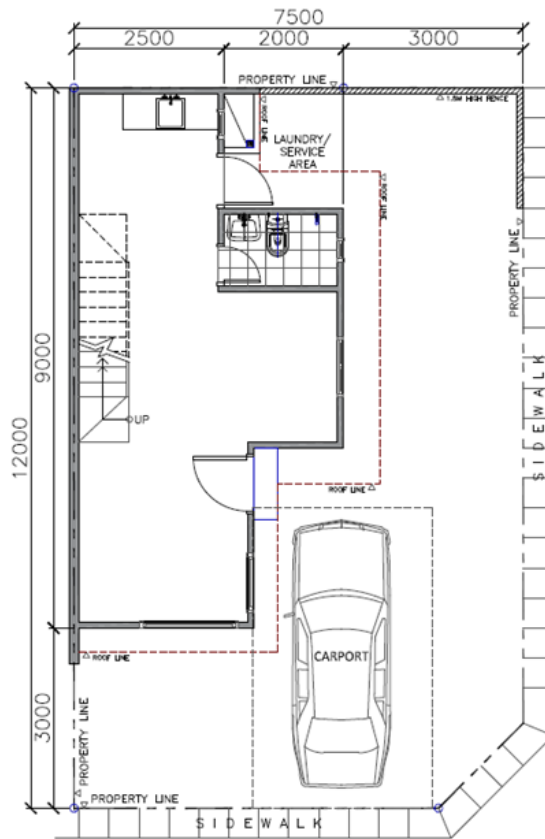


Canopy Provision – Shop House End



GROUND FLOOR	12.0 sqm
SECOND FLOOR	36.5 sqm
TOTAL SUGGESTED EXPANSION AREA	48.5 sqm

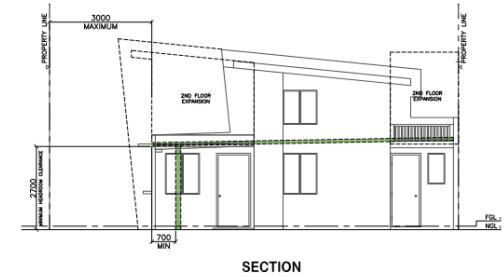
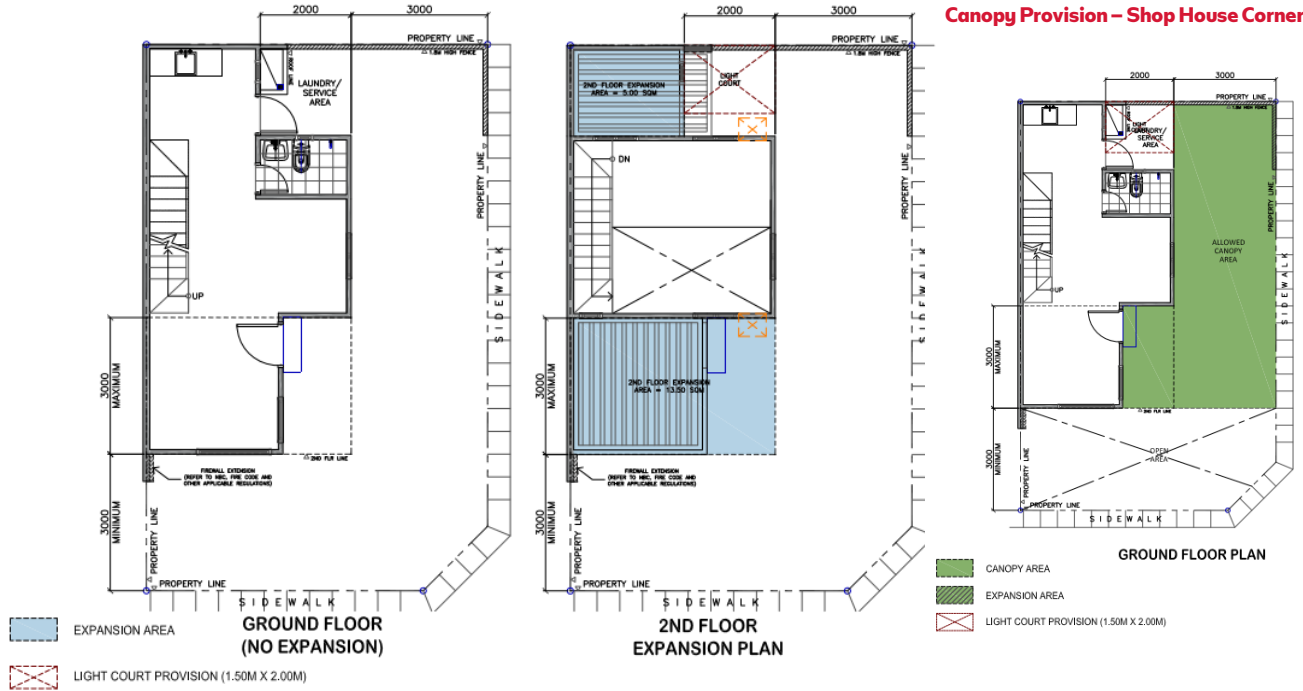
SHOP HOUSE CORNER



LOT AREA	UNIT AREA	CONFIGURATION	USE
Ave. 90 sqm	41 sqm	L-Type	Residential / Commercial

SHOP HOUSE CORNER

SUGGESTED EXPANSION



GROUND FLOOR	No expansion due to building code restrictions
SECOND FLOOR	Front – 13.5 sqm Back – 5.0 sqm
TOTAL SUGGESTED EXPANSION AREA	18.5 sqm

UNIT DELIVERABLES

FLOOR	Smooth Cement Finish (Living, Dining and Kitchen) Ceramic Tiles (Toilet and Bath) Ficem Board (Loft)
WALL	Painted Finish (Living, Dining and Kitchen) Shower & Dry Area: Ceramic Tiles, Rest of wall (Painted Finish) – Toilet and Bath
CEILING	Painted Ficem Board Ceiling (under Loft) and Painted Ficem Board with 6mm insulation (Loft)
DOOR	Steel Painted Door & Jamb with Cylindrical Lockset (Main Door) Steel Hollow Core Door & Jamb with Cylindrical Lockset (Service Door) PVC Door and Jamb with Non-keyed Cylindrical Lockset (Toilet and Bath)
STAIRS	Plain Cement with Wood Planks and Tubular Steel Bar Railing
WINDOW	Aluminum Framed Windows – Living, Dining and Kitchen Aluminum Framed Awning Type Window – Toilet & Bath Aluminum Casement Window – Loft
KITCHEN	Concrete with Ceramic Tile, Kitchen Countertop with Tiled Splash Board & Fascia with Stainless Steel Sink & Faucet
TOILET AND BATH	Water Closet, Lavatory, Wall Shower Head and Faucets
ROOF	Pre-Painted Rib Type Roofing
AC PROVISION	Window type - Aircon Provision – Ground Floor and Loft

STANDARD PAY TERMS

PAYMENT SCHEME	PARTICULAR	DISCOUNT ON TLP
SPOT CASH	100% Cash (net of 50k retention) in 7 days	10%
SPOT CASH	100% Cash (net of 50k retention) in 30 days	8%
SPOT CASH	100% Cash (net of 50k retention) in 60 days	5%
SPREAD DP	15% over 18 mos, 85% thru Cash/Bank/HDMF	-
DEFERRED	100% Cash in 18 mos	-

SAMPLE COMPUTATION

Company	SMDC	
Project	Cheerful Homes 2	
Unit Type	LOFT TYPE INNER	LOFT TYPE END
Typical Lot Area	54.00	78.00
Floor Area	32.00	32.00
15% over 18 Mos / 85% thru Cash/Bank Financing		
Total Selling Price	2,059,000.00	3,259,000.00
Net List Price	2,059,000.00	3,259,000.00
Add: OC (6.5%)	133,835.00	211,835.00
Total Amounts Payable	2,192,835.00	3,470,835.00
Total Downpayment (15%)	328,925.25	520,625.25
Less: Res. Fee	20,000.00	20,000.00
Total DP	308,925.25	500,625.25
<i>Monthly DP over 18 mos</i>	<i>17,163.00</i>	<i>27,813.00</i>
Estimated BANK Monthly Amortization		
Estimated Loanable Amount (85%)	1,863,000.00	2,950,000.00
Estimated M.A for 15 years <i>(Int. rate of 7% for 1st 3 years)</i>	17,637.00	27,635.00
Required Gross Monthly Income	50,391.43	78,957.14

Company	SMDC	
Project	Cheerful Homes 2	
Unit Type	LOFT TYPE INNER	LOFT TYPE END
Typical Lot Area	54.00	78.00
Floor Area	32.00	32.00
15% over 18 Mos / 85% thru PAG-IBIG Financing		
Total Selling Price	2,059,000.00	3,259,000.00
Net List Price	2,059,000.00	3,259,000.00
Add: OC (8.5%)	175,015.00	277,015.00
Total Amounts Payable	2,234,015.00	3,536,015.00
Total Downpayment (15%)	335,102.25	530,402.25
Less: Res. Fee	20,000.00	20,000.00
Total DP	315,102.25	510,402.25
<i>Monthly DP over 18 mos</i>	<i>17,506.00</i>	<i>28,356.00</i>
Estimated PAG-IBIG Monthly Amortization		
Estimated Loanable Amount (85%)	1,898,000.00	3,005,000.00
Estimated M.A for 30 years <i>(Int. rate of 6.250% for 1st 3 years)</i>	12,585.00	19,634.00
Required Gross Monthly Income	35,957.14	56,097.14

NOTES:

*Price varies, depending on unit chosen

*Unit availability is not guaranteed, subject to change without prior notice

*Other payment terms are available upon request

*Other Charges include : Registration Fee / Annotation Fee, Documentary Stamp (BIR), Transfer of Title/Tax, Legals Fees Notary and etc.

MODEL UNITS



LEGEND:

- RESIDENTIAL - INNER UNIT
- RESIDENTIAL - END UNIT
- RESIDENTIAL - CORNER UNIT
- SHOPHOUSE - END UNIT
- SHOPHOUSE - CORNER UNIT

LOFT TYPE

DRESSED-UP MODEL UNIT



Living, Dining, and Kitchen Areas



Living, Dining, and Kitchen Areas



Loft Area

LOFT TYPE

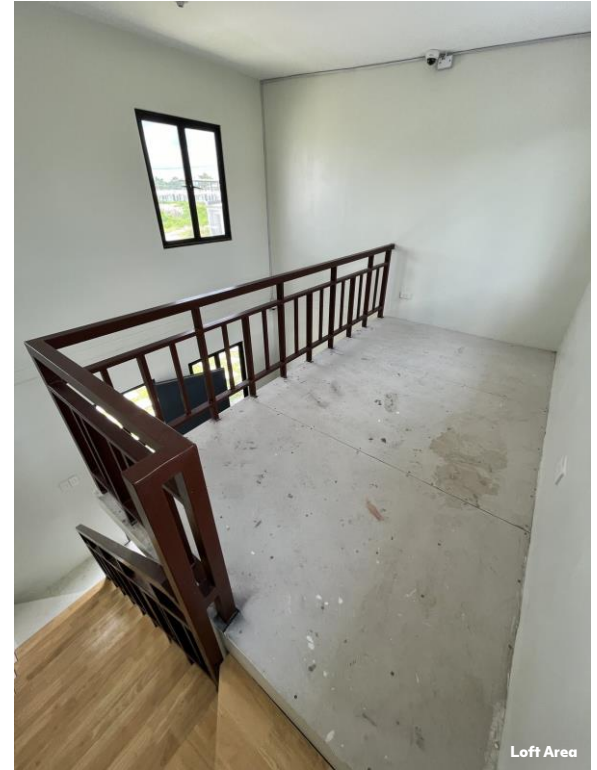
ACTUAL DELIVERABLE MODEL UNIT



Living, Dining, and Kitchen Areas



Living, Dining, and Kitchen Areas



Loft Area

PROJECT UPDATES

AS OF MARCH 2024



Entrance (Gate 1)



Model Units



Clubhouse



PMO



Basketball Court



Adult Swimming Pool

Frequently Asked Questions

CHEERFUL 2

	CHEERFUL 2
Utility Providers	<p style="text-align: center;">Electricity – Pampanga Electric Cooperative II (PELCO II)*</p> <p style="text-align: center;">Water – Manila Water Ventures Inc.</p>
	<i>*Application of individual permanent connection will be c/o the buyer. Fees will be shouldered by the buyer.</i>
Association Dues	To be determined
Move-in Fee	All residents shall pay the Association Fee of Five Thousand Pesos (Php 5,000.00) prior to turnover.
Parking	All units have provision for parking space. Unit owners are not allowed to park their vehicles outside their properties. Parking on side streets are NOT allowed
Pets	Domestic Pets ONLY. No farm & barn animals. No breeding
Property Management	Greenmist Property Management Corporation (GPMC)

EXPANSIONS

Prior to the start of any expansion work, an Owner is required to secure the prior written consent of the Property Management.

All exterior expansions shall be of **Modern Contemporary Design** and shall contribute to the overall theme of the development

Ground and second level expansions shall be allowed following the prescribed limitations and maintaining the mandatory minimum open court area on the rear portion of the Lot.

Details of the expansion is stated in the Deed of Restrictions.

COMBINATION OF UNITS

Units can be combined subject for approval and as long as the façade of the housing units remain unaltered.

However, units will be treated separately in terms of HOA Dues collection.

LANDSCAPING ELEMENTS

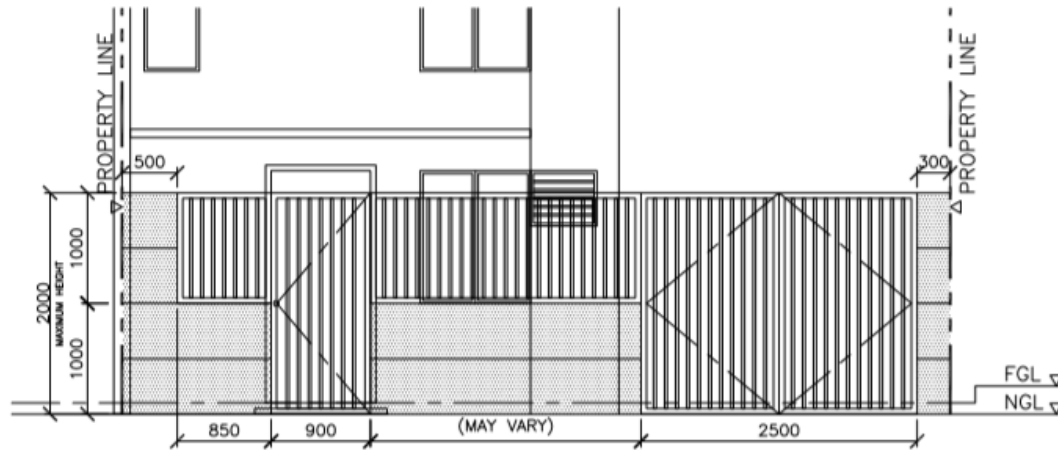
Landscaping of the area within the property line of the Housing Unit fronting or adjacent to a Street is encouraged.

Softscape elements, which are limited to trees, shrubs, and ground covers, may be placed within the Setback Area.

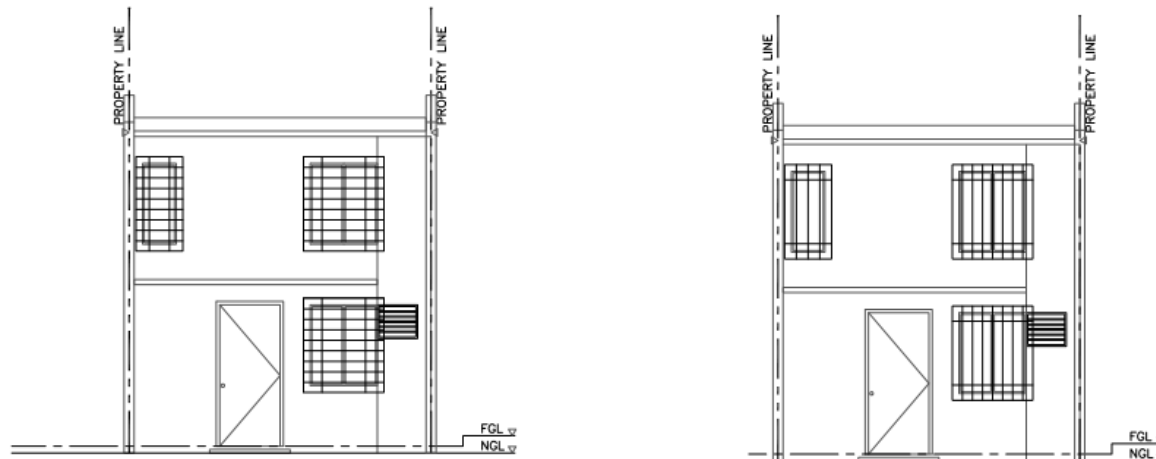
Owners are recommended to plant softscape species to further enhance the overall look of the Development.

WALLS & FENCES

All walls and fences to be constructed fronting or adjacent to a street shall be at least two meters (where 1.00m should be solid and 1.00m see through)



WINDOW GRILLE



Horizontal Design

Vertical Design

SMDC

CHEERFUL HOMES 2

MABALACAT CITY, PAMPANGA



SARAH JOY FORTEZ / MICAELA OCCEÑA

Assistant Project Directors

sarah.fortez@smdevelopment.com / micaela.occena@smdevelopment.com