

SMDC

CHEERFUL HOMES

MABALACAT, 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



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

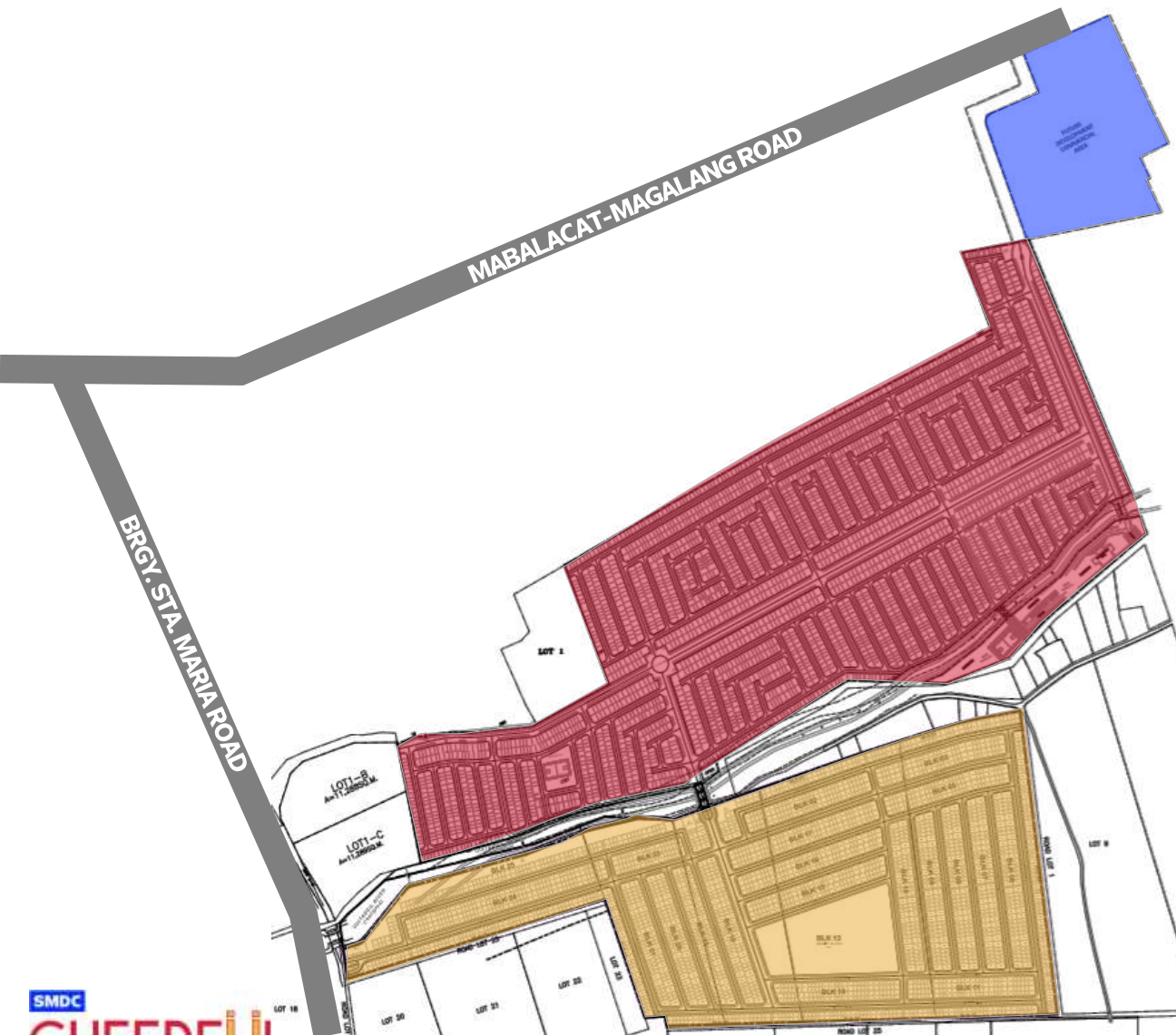
MALLS

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

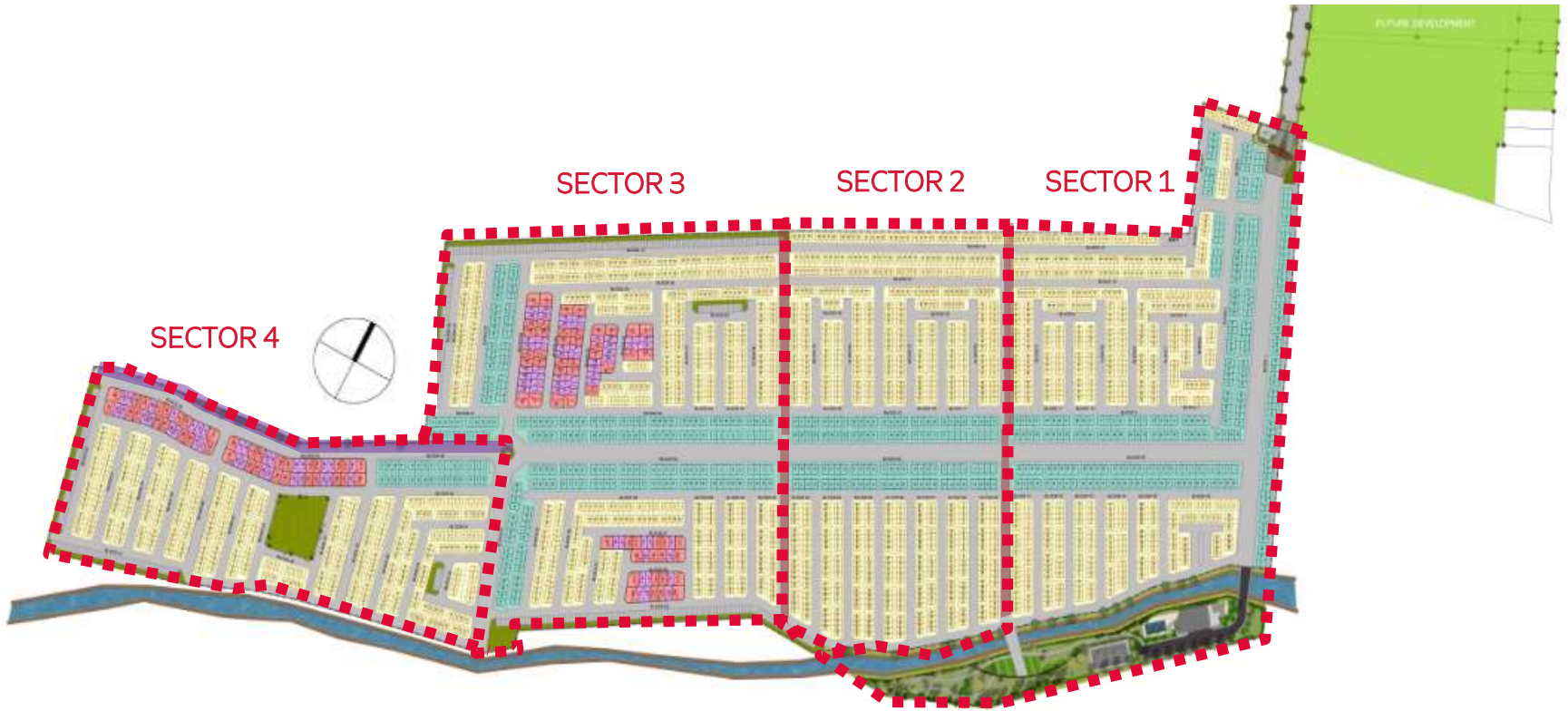
SMDC
CHEERFUL
HOMES

(25 ha.)

SMDC
CHEERFUL²
HOMES

(17.84 ha.)

SITE DEVELOPMENT PLAN



TURNOVER DATES	
SECTOR 1	RFO
SECTOR 2	RFO
SECTOR 3	RFO
SECTOR 3 L-TYPE	August 2024
SECTOR 4	August 2024

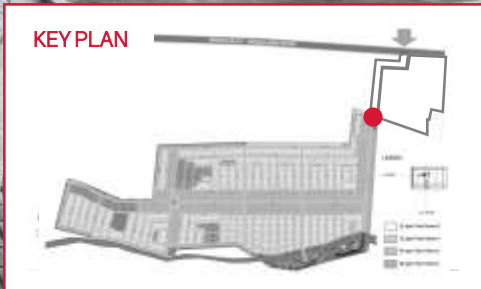
FEATURES



Actual Photo

- 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

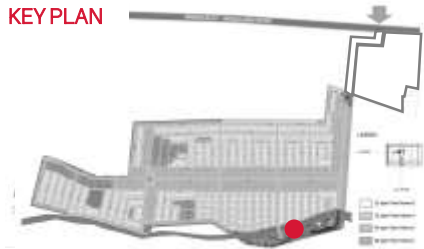


CHEERFUL PARK

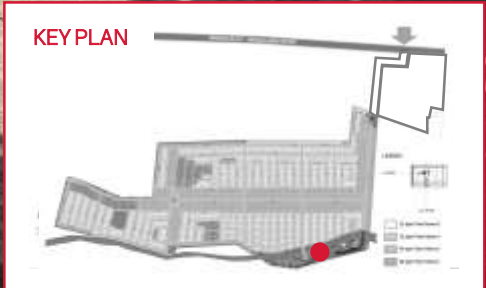


- 1 NATURE PARK
Tree Park (Fruit-Bearing); Picnic Area
- 2 GAZEBOS
- 3 PEDESTRIAN BRIDGE
- 4 BIKE PATH / JOGGING TRAILS
- 5 CHILDREN'S PLAYGROUND
- 6 COVERED BASKETBALL COURT
- 7 SWIMMING POOL
- 8 CLUBHOUSE
- 9 VEHICULAR BRIDGE
- 10 GARDEN AREA

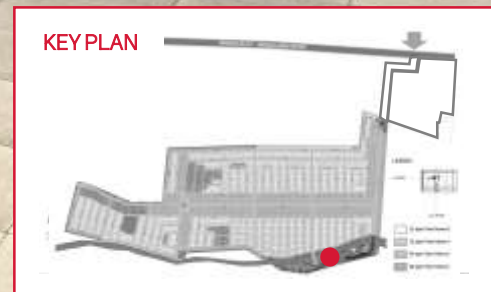
KEY PLAN



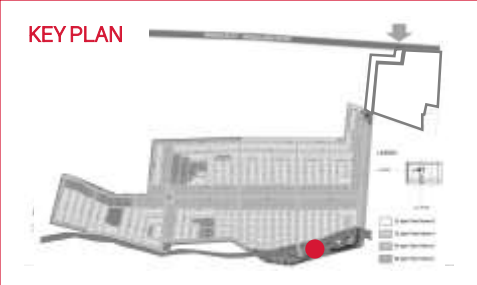
CLUBHOUSE



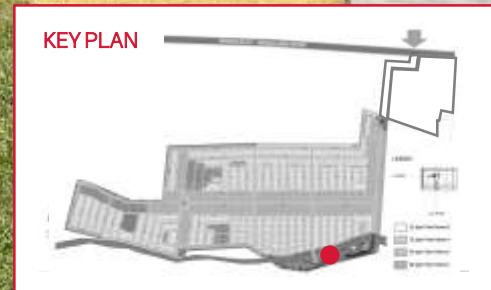
SWIMMING POOL



COVERED BASKETBALL COURT



CHILDREN'S PLAYGROUND



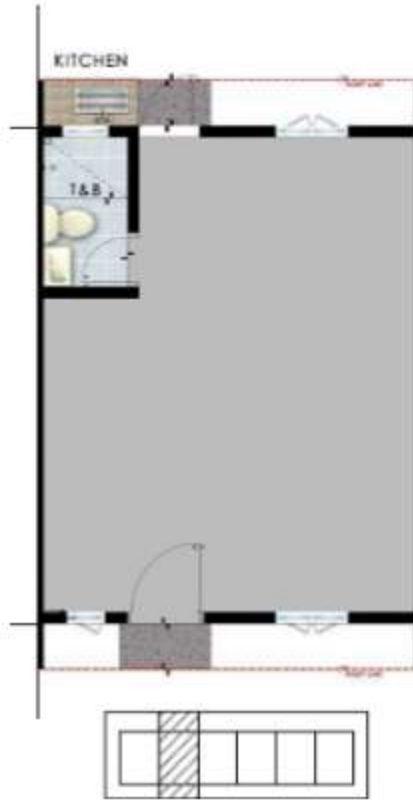
PRODUCT MIX

HOUSE & LOT TYPE	NO. OF UNITS	LOT AREA	UNIT AREA	CONFIGURATION
<i>Cheerful Homes Original SDP</i>				
Flexi Home A	610	50 - 100 sqm (5 x 10)	32.5 sqm	Rectangular
Flexi Home B	2,029	36 - 88 sqm (4 x 9)	22 sqm	Rectangular
<i>Cheerful Homes Altered Areas</i>				
Flexi Home C (w/ Parking)	88	60 - 105 sqm (6 x 10)	29.6 sqm	L-Type
Flexi Home D (w/ Parking)	89	50 - 59 sqm (5 x 10)	25.5 sqm	L-Type
TOTAL	2,816			

FLEXI HOME A



FLEXI HOME A END



FLEXI HOME A INNER



RECOMMENDED UNIT LAYOUT

LOT AREA	UNIT AREA	CONFIGURATION
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50 - 100 sqm

32.5 sqm

Rectangular

FLEXI HOME A



Living/Dining Area Artist's Perspective



Approx. 38 sqm

Suggested Unit Layout

FLEXI HOME A



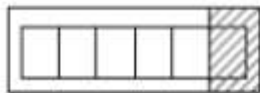
Bedroom Artist's Perspective



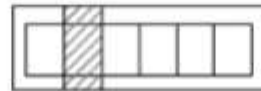
Approx. 38 sqm

Suggested Unit Layout

FLEXI HOME B



FLEXI HOME B END



FLEXI HOME B INNER



RECOMMENDED UNIT LAYOUT

LOT AREA

36 - 88 sqm

UNIT AREA

22 sqm

CONFIGURATION

Rectangular

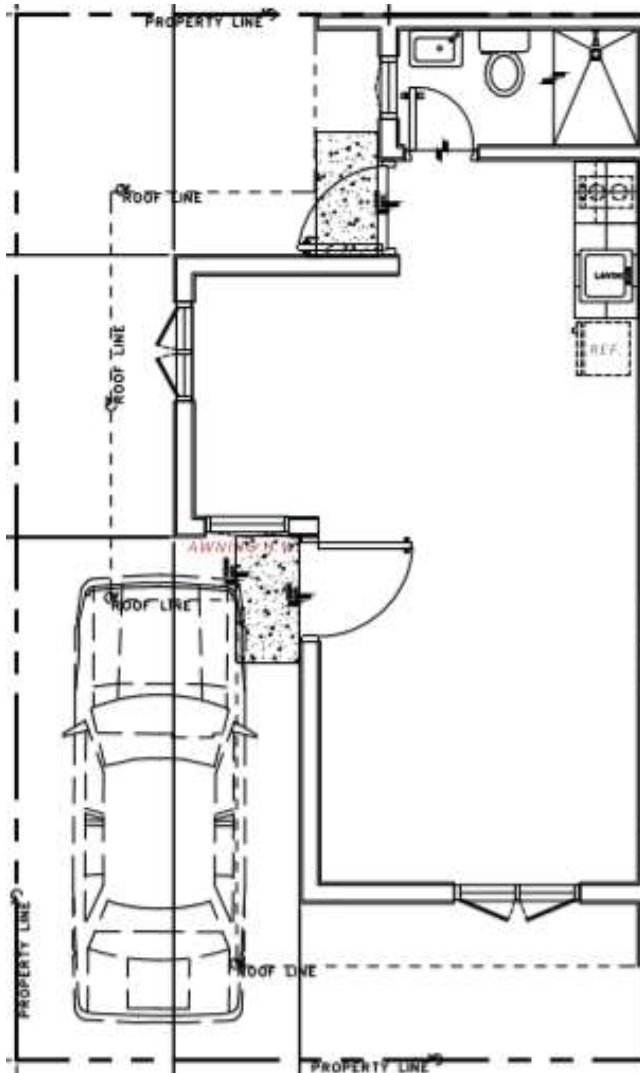
FLEXI HOME B



Bedroom Artist's Perspective

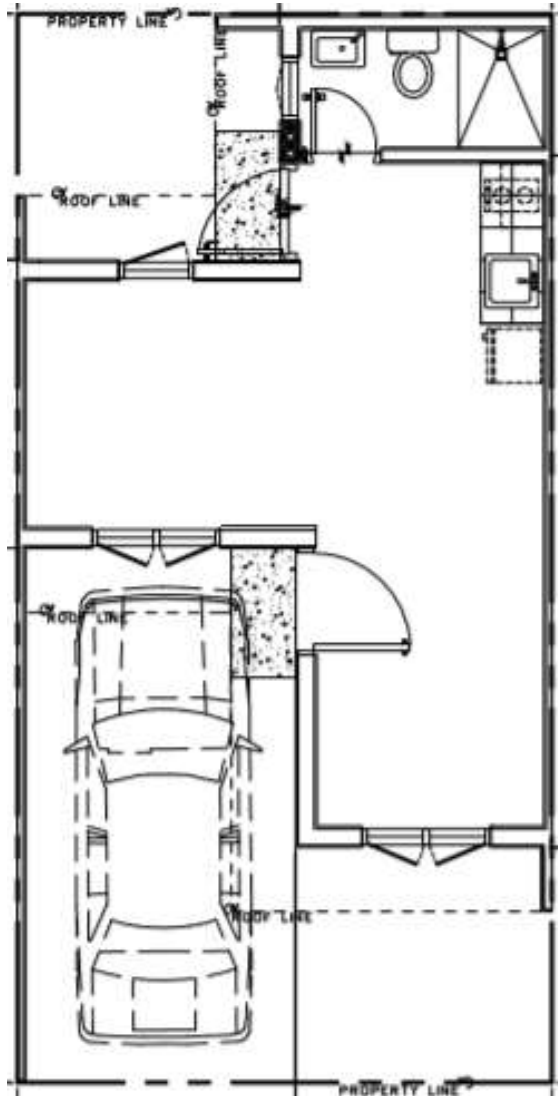
Suggested Unit Layout

FLEXI HOME C



LOT AREA	UNIT AREA	CONFIGURATION
60 - 105 sqm	29.6 sqm	L-Type

FLEXI HOME D



LOT AREA	UNIT AREA	CONFIGURATION
50 - 59 sqm	25.5 sqm	L-Type

FINISHES

LIVING/DINING

Floor	Plain Cement Finish
Wall	Semi-gloss / Sheen Paint Finish (Primer - 1 Coat)
Ceiling	Flat Paint Finish (Primer - 1 Coat)
Main Door / Rear Door	Solid Core (Single Leaf), Marine Plywood
Window	Anodized Aluminum Casement (facade) Steel Casement (other areas)
Glass/Glazing	6mm thk. Clear Glass (annealed)
Kitchen Counter (Exterior)	Ceramic Counter Top w/ single s/s kitchen sink and accessories

BEDROOM

Floor	Plain Cement Finish
Wall	Semi-gloss / Sheen Paint Finish (Primer - 1 Coat)
Ceiling	Flat Paint Finish (Primer - 1 Coat)
Window	Steel Casement Window
Glass/Glazing	6mm thk. Clear Glass (annealed)

T&B

Floor	300mm x 300mm Ceramic Tiles
Wall (Lav and WC Area)	Semi-gloss / Sheen Paint Finish (Primer - 1 Coat); tiled baseboard
Wall (Shower Area)	Semi-gloss / Sheen Paint Finish (Primer - 1 Coat) and 300mm x 300mm Ceramic tiles (1.2m high)
Ceiling	Flat Paint Finish (Primer - 1 Coat)
Door	PVC door w/ non-keyed cylindrical lockset
Window	Steel Casement Window
Water Closet (WC)	Tank-type (2-piece)
Lavatory (Lav)	Wall-hung type, white
Shower Set	Chrome Finish

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		SMDC Cheerful Homes	
Unit Type	FLEXI HOME INNER	FLEXI HOME CORNER	
Typical Lot Area	36.00	50.00	
Floor Area	22.00	32.50	
15% over 18 Mos / 85% thru Cash/Bank Financing			
Total Selling Price	1,180,000.00	1,928,000.00	
Net List Price	1,180,000.00	1,928,000.00	
Add: OC (6.5%)	76,700.00	125,320.00	
Total Amounts Payable	1,256,700.00	2,053,320.00	
Total Downpayment (15%)	188,505.00	307,998.00	
Less: Res. Fee	20,000.00	20,000.00	
Total DP	168,505.00	287,998.00	
<i>Monthly DP over 18 mos</i>	<i>9,362.00</i>	<i>16,000.00</i>	
Estimated BANK Monthly Amortization			
Estimated Loanable Amount (85%)	1,068,000.00	1,745,000.00	
Estimated M.A for 15 years <i>(Int. rate of 7% for 1st 3 years)</i>	10,324.00	16,552.00	
Required Gross Monthly Income	29,497.14	47,291.43	

Company		SMDC	
Project		SMDC Cheerful Homes	
Unit Type	FLEXI HOME INNER	FLEXI HOME CORNER	
Typical Lot Area	36.00	50.00	
Floor Area	22.00	32.50	
15% over 18 Mos / 85% thru Pag-Ibig Financing			
Total Selling Price	1,180,000.00	1,928,000.00	
Net List Price	1,180,000.00	1,928,000.00	
Add: OC (8.5%)	100,300.00	163,880.00	
Total Amounts Payable	1,280,300.00	2,091,880.00	
Total Downpayment (15%)	192,045.00	313,782.00	
Less: Res. Fee	20,000.00	20,000.00	
Total DP	172,045.00	293,782.00	
<i>Monthly DP over 18 mos</i>	<i>9,559.00</i>	<i>16,322.00</i>	
Estimated PAG-IBIG Monthly Amortization			
Estimated Loanable Amount (85%)	1,088,000.00	1,778,000.00	
Estimated M.A for 30 years <i>(Int. rate of 6.250% for 1st 3 years)</i>	7,428.00	11,821.00	
Required Gross Monthly Income	21,222.86	33,774.29	

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, Legal Fees, Notary and etc.

PROJECT UPDATES

AS OF MARCH 2024

Amenities



Entry Signage



Main Entrance



Basketball Court



Clubhouse



Childrens Playground



Swimming Pool

Frequently Asked Questions

CHEERFUL 1

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> <p style="text-align: center;">Cable and Internet Services – Globe</p> <p style="text-align: center;"><i>*Application of individual permanent connection will be c/o the buyer. Fees will be shouldered by the buyer.</i></p>
Association Dues	Php 14.00/sqm
Working Capital	All Owners shall further be liable to pay the Association a fee equivalent to three (3) months Regular Assessments (the “Working Capital”) prior to turnover
Parking	<p>HOA has allocated designated free parking areas along the inner roads. These areas have white lanes and follow a specific parking policy.</p> <p>On the right side of the inner roads, parking is allowed from the 1st to the 15th of each month, while on the left side, parking is allowed from the 16th to the 31st of each month.</p> <p>Signage has been installed on the inner roads for residents' convenience. Please note that these white lanes operate on a first-come, first-served basis.</p>
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

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

COMBINATION OF UNITS

Units can be combined subject for GPMC 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.

SMDC

CHEERFUL HOMES

MABALACAT, PAMPANGA

SARAH JOY E. FORTEZ / RONALD ABETO

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