

This follow-up provides the requested granular data. In the Philippines, particularly in 2026, construction costs have stabilized but remain elevated due to fuel and specialized labor.

Here is the breakdown of the **₱45 Million** development budget and the **10-Year Cash Flow Projection**.

I. Detailed Construction Cost Breakdown

For a 1,500 sqm **Automotive Retail Hub**, we assume a "Standard Commercial" finish with high floor-to-ceiling heights and heavy-duty flooring for vehicles.

Category	Description	Rate (PHP)	Total (PHP)
Site Prep & Earthworks	Clearing 4,500 sqm & grading	₱1,500/sqm	₱6,750,000
Structural (Shell)	Steel frame, reinforced concrete	₱18,000/sqm	₱27,000,000
Roofing & Cladding	Insulated rib-type + Aluminum Composite	₱4,500/sqm	₱6,750,000
Electrical & Mechanical	High-load panels (for workshops)	₱3,500/sqm	₱5,250,000
Paving & Hardscape	Heavy-duty concrete (8" thick)	₱2,500/sqm	₱11,250,000

Gas Station Rehab	Tank integrity, pumps, canopy	Lump Sum	₱15,000,000
TOTAL DEV COST	<i>(Including Gas Station Rehab)</i>		₱72,000,000

Note: The "Shell out" increases because we have properly allocated the **Hardscape (Paving)** for the remaining 3,000 sqm of open lot/driveway which is essential for a gas station and car dealership.

II. 10-Year Cash Flow Projection

Assumptions: 5% annual rent escalation, 3% annual fuel margin growth, and 95% occupancy from Year 2.

Year	Gas Station EBITDA (PHP)	Rental Income (PHP)	Total Annual Inflow	Cumulative Cash Flow
0	(Investment Phase)	(Construction)	(₱423,600,000)	(₱423,600,000)
1	₱9,000,000 (Partial)	₱6,300,000 (Partial)	₱15,300,000	(₱408,300,000)
2	₱12,000,000	₱12,600,000	₱24,600,000	(₱383,700,000)
3	₱12,360,000	₱13,230,000	₱25,590,000	(₱358,110,000)

4	₱12,730,800	₱13,891,500	₱26,622,300	(₱331,487,700)
5	₱13,112,724	₱14,586,075	₱27,698,799	(₱303,788,901)
6	₱13,506,106	₱15,315,379	₱28,821,485	(₱274,967,416)
7	₱13,911,289	₱16,081,148	₱29,992,437	(₱244,974,979)
8	₱14,328,628	₱16,885,205	₱31,213,833	(₱213,761,146)
9	₱14,758,487	₱17,729,465	₱32,487,952	(₱181,273,194)
10	₱15,201,241	₱18,615,938	₱33,817,179	(₱147,456,015)

III. Legacy & Asset Value at Year 10

While the cash-on-cash payback is still mid-way at Year 10, the **Legacy Value** is where the wealth is truly realized:

1. **Projected Property Value:** Assuming a conservative 6% annual land appreciation, the ₱341.6M lot will be worth approximately **₱611,000,000** in 10 years.
2. **Asset Maturity:** By Year 10, the "Non-performing station" has been transformed into a prime commercial landmark.
3. **Net Wealth Gain:** * Current Market Value: ₱611.0M
 - Unrecovered Investment: (₱147.4M)
 - **Total Equity Gain: +₱463.6 Million**

Final Broker's Verdict:

The "ROI" isn't just the ₱2M monthly check; it's the fact that in a decade, your investor will own a debt-free, high-traffic commercial hub worth over **Half a Billion Pesos** that provides a perpetual, escalating income stream for the next generation.