

To optimize the rental yield for the **Legacy Automotive Hub**, we shouldn't just "fill spaces"—we need to curate a **"One-Stop-Shop" Ecosystem**. By mixing high-rent front-facing tenants (dealerships) with stable, long-term service tenants, we maximize the synergy between the gas station and the retail units.

Here is the optimized tenant mix and layout for your **1,500 sqm** GLA (Gross Leasable Area).

I. Optimized Tenant Mix & Rental Yield Analysis

We will divide the 1,500 sqm into specific "Automotive Zones." High-visibility areas command higher rates, while "back-lot" or side areas are for labor-intensive services.

Tenant Type	No. of Units	Area per Unit	Total Area	Rate / SQM	Monthly Income
Primary Car/EV Showroom (Frontage)	1	400 sqm	400 sqm	₱900	₱360,000
Motorcycle Dealership (High Traffic)	2	150 sqm	300 sqm	₱800	₱240,000
Quick Service Center (Oil/Tires/Battery)	2	200 sqm	400 sqm	₱650	₱260,000
Car Accessories & Detailing Shop	2	100 sqm	200 sqm	₱750	₱150,000

ATM/Mini-Mart/Coffee Kiosk	4	50 sqm	200 sqm	₱1,000	₱200,000
TOTALS	11		1,500 sqm	Avg: ₱807	₱1,210,000

Broker's Strategy: By including a **Coffee Kiosk** or **Mini-Mart**, you capture "dwell time." Customers waiting for their cars to be detailed or serviced will spend money on food and drinks, making your units even more attractive to those niche tenants.

II. Layout & Zoning Strategy (The 4,500 sqm Masterplan)

To ensure this is a "Legacy Project" that remains functional for decades, the spatial planning must follow a logical flow:

1. The "Golden" Frontage (Gas Station + Showroom)

- **The Gas Station:** Located at the most accessible corner/entry point.
- **The Showroom:** Needs the highest visibility from the main road. Use full-height glass walls. This is your "Anchor" tenant that elevates the property's prestige.

2. The "Service Alley" (Quick Service & Accessories)

- Located adjacent to the gas station exit.
- **Design Tip:** Ensure high ceilings (at least 5-6 meters) to accommodate hydraulic car lifts. This is a non-negotiable for automotive tenants.

3. The "Lifestyle" Pocket (Coffee & ATMs)

- Cluster these near the showroom and the gas station's "Pay-at-Pump" or Air/Water stations.
- This creates a "safe zone" for families and customers, making the hub more than just a repair alley.

III. Maximizing ROI through Technology & Sustainability

As a 2026-ready broker, I recommend adding these "Future-Proof" features to increase your asset value:

- **EV Charging Stations:** Dedicated slots for electric vehicles. This is no longer optional; it's a requirement for modern dealerships and gas stations. You can charge a premium for these slots or operate them for additional revenue.
- **Solar-Ready Canopies:** Use the roof of the 1,500 sqm retail hub for solar panels. You can sell the power back to your tenants at a slightly lower rate than the grid, creating a **third revenue stream**.
- **Digital Signage Tower:** Erect a 40-foot LED pylon. Not only does it show fuel prices, but you can rent out digital ad space to your car dealership tenants.

IV. Updated 10-Year ROI Summary with Optimized Mix

With this optimized mix, your monthly rental income jumps from **₱1,050,000** (previous estimate) to **₱1,210,000**.

- **New Annual Rental Income:** ₱14,520,000 (Year 1)
- **Revised Payback Period:** **15.8 Years** (down from 17.2).
- **Impact on Legacy Value:** High-end tenants like EV showrooms and premium coffee brands increase the **Capitalization Rate** (Cap Rate) of the property, making it easier to get bank financing for future family projects using this land as collateral.