



Bhriella's Farm

Investment Opportunity

An investment fund provides a greater selection of investment opportunities, greater management expertise, and lower investment fees than investors can earn on their own.



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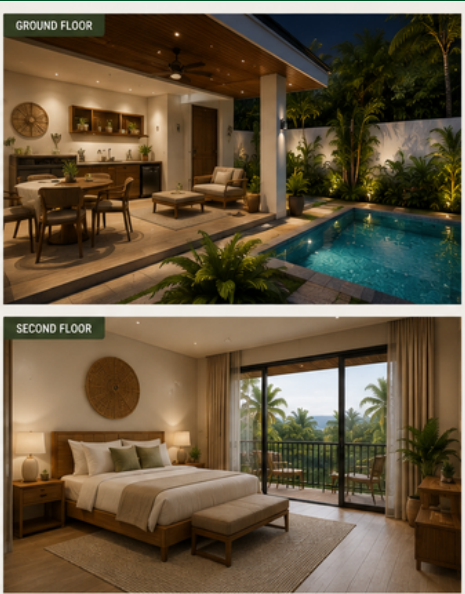
<https://bhriellafarm.com>



Our Private Villas



Designed for privacy, built for relaxation.
A cozy two-storey villa with a private plunge pool and romantic ambiance – the perfect escape for couples.



VILLA SPECIFICATIONS & COST SUMMARY			
SPACE ALLOCATION	SIZE (SQM)	COST SUMMARY (ESTIMATE)	AMOUNT (PHP)
Ground Floor (Indoor)	18 sqm	Construction Cost (36 sqm @ 45,000/sqm)	1,620,000
Second Floor (Indoor)	18 sqm	Outdoor Areas & Pool	280,000
Covered Deck / Outdoor Lounge	8 sqm	Finishes, Fixtures & Equipment	350,000
Plunge Pool (2.5m x 3.5m)	9 sqm	Professional Fees & Permits	120,000
Pool Deck	6 sqm	Contingency (5%)	110,000
Landscape / Garden	7 sqm		
TOTAL PRIVATE AREA	60 sqm	ESTIMATED TOTAL INVESTMENT	¥2,000,000 – ¥2,200,000

*Prices and figures are estimates only and may change without prior notice.

SUGGESTED NIGHTLY RATE	
	¥7,000 – ¥9,000 (High Season)
OCCUPANCY RATE (Y1-Y3)	
	60% – 70%
EST. NET ANNUAL RETURN	
	¥420K – ¥580K

Couple

A private two-storey tropical villa with a plunge pool, designed for couples seeking romance, relaxation, and exclusivity.

Our Private Villas



4 - 6 GUESTS

Private Pool Outdoor Lounge & Dining Kitchenette (Pantry) 2 Bedrooms Upstairs Balcony Powder Room (Ground Floor)

Spacious. Private. Perfect for Families.

A two-storey villa with open living spaces on the ground floor and comfortable bedrooms on the second floor. Designed for family getaways and meaningful moments.



SECOND FLOOR

SECOND FLOOR PLAN
35 SQM
7.0 m

SECOND FLOOR PLAN
35 SQM
7.0 m

VILLA SPECIFICATIONS & COST SUMMARY

SPACE ALLOCATION	SIZE (SQM)	COST SUMMARY (ESTIMATE)	
Ground Floor (Indoor)	35 sqm	Construction Cost (70 sqm @ 45,000/sqm)	3,150,000
Second Floor (Indoor)	35 sqm	Outdoor Areas & Pool	400,000
Covered Patio	10 sqm	Finishes, Fixtures & Equipment	550,000
Pool (3m x 4m)	12 sqm	Professional Fees & Permits	150,000
Pool Deck	10 sqm	Contingency (5%)	210,000
Landscape / Garden	13 sqm		
TOTAL PRIVATE AREA	95 sqm	ESTIMATED TOTAL INVESTMENT	P4,000,000 - P4,500,000

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SUGGESTED NIGHTLY RATE
P12,000 - P16,000
(High Season)

OCCUPANCY RATE (Y1-Y3)
60% - 70%

EST. NET ANNUAL RETURN
P840K - P1.2M

Family

A spacious two-storey villa with a private pool, perfect for families and small groups looking for comfort and quality time together.

Our Private Villas



15 - 25 GUESTS

Designed for big groups and unforgettable moments. The perfect villa for family reunions, barkada getaways, retreats, and special events.

Large Pool (4m x 6m) **Spacious Pavilion & Lounge** **Outdoor Dining & Kitchen** **Multiple Bedrooms** **Big Groups Friendly** **Event Ready**



SECOND FLOOR



POOL & PAVILION **LOUNGE & DINING AREA**



SECOND FLOOR PLAN
70 SQM
10.0 m
7.0 m



FIRST FLOOR PLAN
10.0 m
7.0 m

KEY HIGHLIGHTS

- Two-storey villa with expansive open spaces for gatherings and celebrations
- Large pavilion, outdoor dining, and private pool
- Multiple bedrooms for up to 25 guests comfortably
- Perfect for events, retreats, and group vacations

SPACE ALLOCATION		
AREA	SIZE (SQM)	DESCRIPTION
Indoor (Kitchen, Dining, Lounge, Powder Room)	40	Open plan living, dining, kitchen & powder room
Covered Pavilion	30	Outdoor lounge & dining area
Pool (4m x 6m)	24	Private swimming pool
Pool Deck	20	Sun loungers & relaxation area
Landscape / Garden	36	Green space & pathway

COST SUMMARY (ESTIMATE)	
ITEM	AMOUNT (PHP)
Construction Cost (140 sqm @ 45,000/sqm)	6,300,000
Outdoor Areas & Pool	900,000
Finishes, Fixtures & Equipment	800,000
Professional Fees & Permits	250,000
Contingency (5%)	400,000

SUGGESTED NIGHTLY RATE	
	P25,000 - P35,000 (High Season)
	OCCUPANCY RATE (Y1-Y3) 60% - 70%
EST. NET ANNUAL RETURN	

Group

A luxurious two-storey private villa with expansive indoor and outdoor spaces, ideal for large families, corporate retreats, and special celebrations.

Summary

Villa	Guests	Area	Indicative Construction	Nightly Rate
Couple Premium	2	60sqm	₱2.0M-2.2M	₱8,000-10,000
Family Premium	4-6	96sqm	₱3.8M-4.3M	₱14,000-18,000
Private Group	15-25	240sqm	₱7.8M-8.8M	₱28,000-40,000

COUPLE PREMIUM VILLA

Romantic • Private • Perfect for Two

2
GUESTS



GROUND FLOOR



SECOND FLOOR



SPACE & COST SUMMARY

Private Area (Total)	60 sqm	Estimated Construction Cost
Building Area (2-Storey)	36 sqm	₱2.0M – ₱2.2M
Ground Floor	18 sqm	(Inclusive of finishes & pool)
Second Floor	18 sqm	
Shared Parking	1 slot	MARKET NIGHTLY RATE
Pool Size	2.5m x 3.5m	₱7,000 – ₱9,000
		(High Season)



FAMILY PREMIUM VILLA

Comfort • Bond • Create Memories

4 – 6
GUESTS



GROUND FLOOR



SECOND FLOOR



SPACE & COST SUMMARY

Private Area (Total)	95 sqm	Estimated Construction Cost
Building Area (2-Storey)	70 sqm	₱3.8M – ₱4.3M
Ground Floor	35 sqm	(Inclusive of finishes & pool)
Second Floor	35 sqm	
Shared Parking	1 slot	MARKET NIGHTLY RATE
Pool Size	3m x 4m	₱12,000 – ₱16,000
		(High Season)



PRIVATE GROUP VILLA

Spacious • Exclusive • Made for Celebrations

15 – 25
GUESTS



GROUND FLOOR



SECOND FLOOR



SPACE & COST SUMMARY

Private Area (Total)	240 sqm	Estimated Construction Cost
Building Area (2-Storey)	140 sqm	₱7.8M – ₱8.8M
Ground Floor	70 sqm	(Inclusive of finishes & pool)
Second Floor	70 sqm	
Shared Parking	3 – 4 slots	MARKET NIGHTLY RATE
Pool Size	4m x 5m	₱25,000 – ₱35,000
		(High Season)



*Prices and figures are estimates only and may change without prior notice.

Investment Model

Item	Details
Investor	Funds 100% construction and fit-out
Landowner	Provides land, resort development, operations and management
Agent Commission	5% deducted from operating profit
Initial Profit Sharing	50% Investor / 50% Landowner
Investment Completion	Ends after investor receives 300% ROI



Options



Option A

- The agreement ends.
- The investor has already received:
- 300% of the original investment.
- No further obligations.
- No further risk.
- This is attractive to investors who simply want a defined investment period. After reaching 300% ROI, investors can become Founding Partners.

Funding Partner Benefits

- Priority access to new villa projects.
- Priority reservation for personal use.
- Lifetime 3 complimentary nights per quarter
- Discounts on food and beverages.
- Preferred rates for family and friends.
- Invitations to exclusive events.
- Recognition as a Founding Investor.

Options



Option B

- Renovation
- The investor has already received accumulated 300% of the original investment.
- Fund a future major renovation and enter a new profit-sharing agreement based only on the renovation investment.

Renovation	Investor	Landowner	Ends
less than 1M	40%	60%	200% ROI
more than 1M	50%	50%	200% ROI

Estimated Monthly Financials

Expense	Couple	Family	Group
Electricity	₱9,000	₱14,000	₱28,000
Water	2,500	4,000	8,000
Internet / WiFi	1,000	1,200	1,500
Housekeeping	7,000	10,000	20,000
Laundry	3,000	5,000	10,000
Cleaning Supplies	1,500	2,500	4,500
Guest Amenities	2,000	3,000	6,000
Pool Maintenance	2,500	3,500	6,000
Landscaping	1,500	2,000	3,000
Repairs & Maintenance	4,000	6,000	10,000
Furniture Reserve	2,000	3,000	5,000
Pool Equipment Reserve	1,000	1,500	2,500
Insurance	1,500	2,000	4,000
Security Allocation	3,000	4,000	6,000
Reception/Admin	7,000	10,000	15,000
Marketing	3,000	4,000	7,000
Reservation System	800	1,000	1,500
OTA Booking Fees	9,000	15,000	25,600
Freelance Agent Commission (5%)	9,000	15,000	25,600
Taxes & Permits	3,500	5,000	8,000
Accounting	1,000	1,500	2,500
Contingency	2,000	3,000	5,000
TOTAL	₱74,300	₱117,000	₱205,200

Estimated Monthly Financials

Disclaimer

All values are preliminary planning estimates and subject to change based on final architectural plans, market conditions, occupancy, and operating performance.

Item	Couple	Family	Group
Gross Revenue	180,000	300,000	512,000
Operating Expenses	74,300	117,000	205,200
<u>Net Monthly Profit</u>	<u>105,700</u>	<u>183,000</u>	<u>306,800</u>

Key Advantages



Clear investment exit
after 200% ROI.



Professional resort
management.



No land purchase
required.



No perpetual profit
sharing.



Investors may fund one
or multiple villas.



Repeat investment
opportunities through
expansion or renovation.

