

THE POSTMAN

Issue 1 Volume 1

LOCAL HEART. WORLD CLASS DEVELOPMENTS

www.goshenlandcapital.com

Quarterly publication

“TAO PO. Si GoshenLand po eto”



Working? In business? OFW?
Why invest in property now

“
LOOK AT
LEADERSHIP
NOT AS A HIGH AND LOFTY PLACE
AFFORDED BY RANK AND
POSITION BUT AN
OPPORTUNITY
TO
SERVE OTHERS.”

ALEXANDER L. BANGSOY
GOSHEN LAND CEO FOUNDER AND PRESIDENT



GoshenLand Team's Notepad

Magandang Umaga

MAGANDANG UMAGA PO. This is The Postman, a magazine from GoshenLand meant to hear from and listen to the joys and pains of our customers. For this maiden issue, we, the team at GoshenLand decided to introduce who we are, what we are doing and what our customers can gain from the various investment properties our company is offering for OFWs, government workers, private sector workers and professionals practicing their craft, plus our micro, small and medium scale entrepreneurs.

We sincerely hope that more common Filipino citizens like you and us at GoshenLand will allow ourselves to understand, learn and nurture a mindset of allotting resources for investment properties that, on the contrary, does not make us overnight millionaires. This distinguishes real estate from other investments. It does not promise you a get rich quick scheme but teaches you the financial patience of those in the book of Proverbs who "gather wealth slowly and make it grow".

All the best,

The GoshenLand Team



Letters to the editor :

We appreciate your feedback and thoughts, even your questions.

Send them to us through goshenland52@gmail.com



“Tao po. GoshenLand po eto”

GoshenLand Capital Inc (GLCI) was founded by local Baguio entrepreneur and lawyer Alexander Bangsoy and registered with the Securities and Exchange Commission in 2007. It was at a time when condominium ownership in Baguio, for most locals, was almost unheard of. The presence of condos in Baguio, let alone master planned communities in the area, was not a familiar real estate concept to the local market whose population was now growing at an unprecedented pace. The few, old, two to three condos in Baguio at that time, built in the 70s to late 80s were owned by people from Manila, developed by businessmen from out of town, not locals.

Thus, seeing the gap in the market with the challenge of Baguio’s limited land area, GLCI led by its **CEO Alexander Bangsoy** pioneered the development of mid-rise condominiums in the city since **2007** to help accommodate the city’s growing population. Even as a local start-up real estate organization, GoshenLand envisions itself to do well as it brought on board world class planners and consultants.

These were the global research firm CB Richard Ellis, TCGI Engineering, EGD Lopez & Partners for master planning, DCI Architects for architectural design and EA Aurelio for landscape design. GoshenLand then became a prime mover of new local vertical developments in Baguio at par with Manila standards.

Being the first mover in a localized, complicated, pioneering industry, GoshenLand had to embark on educating the local market about real estate investments. Since then, GoshenLand developed and sold 18 mid rise residential vertical buildings, 1,700 units were delivered, culled out 50% of the market share and generated Php 4 billion in revenues.



Atty. Alexander Bangsoy with Engr. Sylvester Balong sa site construction ni North Cambridge located sa Bakakeng Sur, Baguio City.



Hello from GoshenLand

“Tao po. GoshenLand po eto”

Its vertical developments are known in Baguio as **The Courtyards**, **North Cambridge**, **Central Apartments**, **GoshenLand Towers** and **Burnham Hill**. Its few lots only, house and lot horizontal developments are named Summerfields and Rock Valley.



The Courtyards Condominiums, Leonila Hill, Baguio City



North Cambridge Condominiums, Bakakeng, Baguio City



Central Apartments Quisumbing St., Aurora Hill, Baguio City



Goshen Land Towers, Upper General Luna Rd., Baguio City

In **2015**, a publicly listed company, **Premiere Horizon Alliance** acquired 55% ownership of GLCI for Php 440 million at a company valuation of Php 800 million.



GLCI Baguio currently holds office at CYA Centrum building, Kennon Road, Baguio. It could also be easily reached digitally on social media through its vibrant and customer responsive pages on FB, Messenger and website at [Https://www.goshenlandcapital.com](https://www.goshenlandcapital.com).



Burnham Hill Condominium, Kisdad Road, Baguio City
(Near Burnham Park)



“Tao po. GoshenLand po eto”

Track record: Here are GoshenLand’s project developments



Burnham Hill
by GoshenLand



GoshenLand TOWERS



Mikee Cojuangco-Jaworski previous endorser of GoshenLand at Central Apartments.***



STANFORD RESIDENCES BAGUIO



CENTRAL APARTMENTS
GoshenLand



Mikee Cojuangco-Jaworski previous endorser of GoshenLand at North Cambridge.***



STANFORD RESIDENCES BAGUIO



ROCK VALLEY
GoshenLand



Recalling history. Moment when Mikee Cojuangco-Jaworski signs contract with Atty. Alexander Bangsoy for GoshenLand endorsement in 2013.***



The Courtyards



GoshenLand Bank partners. ***



“Sana bumili ako noon”

Wala pa atang nauna ang pagsisipi. Laging ang sinasabi sa real estate, “sana bumili ako noon”. Why? This is because real estate appreciates in value. Tumataas ang value nito. Noon kaya mo, pero ngayon, mataas na presyo.

It is also bankable– it is honored as a collateral in the bank whereas insurance, stocks and bonds are not. During the 2008 global crisis triggered by the United States housing mortgage program that went south, investment gurus in the usual paper and futures investments arena that saw a bloodbath in the values of stocks and bonds, advocated for real estate investments. They were one in saying that real estate is by far the most secure investment simply because you can touch, smell, see, and yes, use it. One cannot live inside a stock or a bond, or a futures investment .

GoshenLand , since its inception and pioneering work in real estate investments and development for ordinary Filipinos began in Baguio City in 2007, have always advocated for its customers and the general public to save and start investing in real estate. GoshenLand Founder CEO lawyer and entrepreneur Alexander Bangsoy would admonish customers and real estate agents and brokers to set aside at least 30% of their monthly income for real estate investments even if they won't buy from GoshenLand.

This way, they have a buffer of financial support when things won't go well in their careers or businesses. They don't have to start from zero again. GoshenLand's investment properties have enabled its customers to earn recurring income from rentals. In effect, GoshenLand created multiple streams of income for its customers. A lot of those in the real estate industry now have also been mentored by GoshenLand–it gave them a headstart.

Questions on how to start a real estate investment, or how to be a referrer, an accredited agent as GoshenLand has expanded from Baguio to regions 1 and 3, can always be directed to anyone in our branch teams.



North Cambridge, Harvard.***



GoshenLand Towers.***

Ask Goshen Land: 09175695821

Visit us: www.goshenlandcapital.com

Socmed: Goshen Land Capital Inc.



“The Filipino deserves better”



Atty. Alexander L. Bangsoy
CEO FOUNDER and PRESIDENT

A traumatic childhood experience of ejection from their rented home near a squatters' area in La Felonila, Quezon City planted the seeds of providing affordable but excellent homes for ordinary Filipinos in the heart of Alexander Bangsoy, the son of Igorot house helpers from Mountain Province who went to Manila to work.

Unable to hire an expensive private lawyer to defend them in the ejection case, he vowed to become a lawyer someday. To support him, his dad worked as an Overseas Filipino Worker (OFW) in Dammam, Saudi Arabia where his employer hid his passport and did not honor the agreed salary in the contract. His mother engaged in a small business of buying and selling recycled knitting yarns. To augment his law school allowance, Alexander worked as a sidewalk vendor along Session Road in Baguio City and in the public market. He also sold Baguio knitted sweaters to his friends and classmates at the Ateneo College of Law.

After his law practice in Manila, he went home to Baguio where he did entrepreneurial junkyard deals in real estate without capital. At that time, he was in debt for mounting hospital bills incurred by the heart bypass operation of his father that had gone awry. His father died. With no capital to start, he soldiered on with his junkyard deals and put up TBF realty in 2005. TBF sold lots at zero interest and got a fast market response.

In 2007, lawyer-entrepreneur Alexander Bangsoy established Goshen Land Capital Incorporated to develop TBF Realty's real estate assets. It focused initially on residential subdivisions in prime locations all over the city. To further provide affordable yet quality homes for the ordinary Filipino, Goshen Land added master planned condominium communities in its home offerings. These maximized land use and better living for residents because Goshen Land master planned communities provide security, commercial convenience access and property management. To further give worldclass products and service to its customers, the Goshen Land CEO studied Masters in Entrepreneurship at the Asian Institute of Management (AIM), Sales Management at Kellogg University (USA) and attended the the Harvard Business School under its Owners, Presidents, Managers (OPM) program. “Because the probinsiano deserves better, I being one of them,” the CEO said.

With just six years in the industry, Goshenland CEO Alexander Bangsoy was recognized by the global Ernst and Young Entrepreneur of the Year award 2013 as a national finalist and was granted a graduate award from small business by the Small Business Corporation. Awarded Developer of the Year for five years by the Baguio Midland Courier and is now poised to expand to emerging markets in nearby regions and beyond. But more than this, Goshen Land is grateful for the opportunity to serve others-- prosper its partners (Goshen Land staff), agents, stakeholders and change lives of underprivileged children in its previous social impact advocacies like grassroots football .

In June 2015, publicly listed company PHA acquired 55% of GoshenLand. In 2018, Bangsoy came back as CEO-President until present.

As of 2026, GoshenLand has expanded its presence in region 1 and region 3 with residential lot offers and has started development at the New Clark City environs with its pioneering income generating condo development called New Clark Garden Residences, just five minutes away from the Bangko Sentral ng Pilipinas location at New Clark City (NCC). The development is buoyed up by GoshenLand's partnership with the Bank of Philippine Islands (BPI). ****



GoshenLand Investment properties

Awards & Recognition



Micro Small Medium Enterprise Graduate



Micro Small Medium Enterprise Graduate. Small Business Corporation gave the award to Goshen Land Capital on July 26, 2013, as the company expands and eyes new markets.**



TV5's Bigtime Feature



Goshen Land's CEO and President Atty. Alex Bangsoy was featured in TV5's Bigtime, which is focused on rags-to-riches stories of individuals.**



Goshen Land in PhilRealty TV show



The Philippine's first real estate lifestyle TV Show featured Goshen Land in its recent show as a Premier Developer of the North. Philippine Realty TV is the first and only TV Show of its kind dedicated to realty and housing industry. It airs on Studio 23, ANC and ANC International on TFC.**



Goshen Land's CEO featured in Go Negosyo



Atty. Alex Bangsoy, Goshen Land's CEO and President has been given the privileged to be featured and included as one of Go Negosyo's 50 inspiring stories of Master Entrepreneurs. Go Negosyo will be narrating the story of entrepreneurs like Atty. Bangsoy who dreamed big and achieved something bigger.**



Goshen Land Featured in Philippine Daily Inquirer

Goshen Land Capital Inc., a local company located at Baguio City has been featured by national newspapers like the Philippine Daily Inquirer and Manila Standard Today.**



Awards & Recognition

Developer of the Year 2010-2014

Midland Courier awards Goshen Land Capital Inc. as Developer of the Year for five consecutive year 2010-2014.



BAGUIO FAIR • FEARLESS • FRIENDLY • FREE
Midland Courier
EXPONENT of the WONDERLAND of the CORDILLERAS and the RICHES of ILOCANDIA
DECEMBER 28, 2014 ISSUE

Baguio Midland Courier awards Goshen Land Capital Inc.
as the DEVELOPER OF THE YEAR for five consecutive years (2010-2011-2012-2013-2014).

**DEVELOPER
OF THE
YEAR**

2010 - 2011 - 2012 - 2013

2014

GoshenLand
LOCAL HEART. WORLD CLASS DEVELOPMENTS



Bakit kami bumili sa GoshenLand



Joy Daytec

Goshen Land Towers, Unit Owner

“We purchased the condo unit from Goshen Land on its pre-selling phase and after years of waiting, we finally moved-in last 2019. We are paying the monthly amortization through bank financing thus we immediately lease it for daily transient and we could say that its paying for itself. The value of the condo already increased by almost a million in just a year, so it is really a good investment. Accessible location, flexible payment terms and reputable developer are the factors that we considered in investing in real estate properties.

Burnham Hill

by GoshenLand

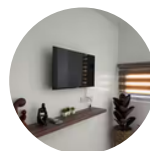


Arch. Starion Camero

Burnham Hill, Unit Owner

“At a young age I was thought the value of investing in real estate properties. Now that I have a family of my own, I decided to put my money's worth in buying a condo with Goshen Land. Known for their good track record, it is a perfect choice for me and at the same time it is also a good investment. I decided to have it rented out for lease and transient with the help of Goshen Land's Property Management. I can say that I am earning and I can see the return on my investment.

STANFORD RESIDENCES BAGUIO



Warlito M Ramos
Stanford Residences

“I invested in a property with Goshenland Capital Inc. to secure our future, but I never imagined it would start paying off so quickly. Today, that unit is earning, and it's a great help to my family—lifting financial stress and giving us the freedom to focus on what matters most.”

Simple Steps to Owning a property at GoshenLand



How to acquire a Goshen Land Property?



Process of Buying

Here are a few easy steps that you can follow when buying a Goshen Land Investment Property.

- 1 Select a property which suits your preferences from Goshen Land's masterplanned communities.
- 2 Talk to our Goshen Land property specialist about the details of the project and terms of payment
- 3 Pay the reservation and submit all requirements listed below.
- 4 Pay the downpayment + Show Bank Details
- 5 Wait for the project to be completed
- 6 After paying the downpayment, you can now occupy the unit and pay your monthly amortization.

List of Required Documents

What are the documents required by Goshen Land?

1. Buyer's Information Sheet

- Accomplished Buyer's Information Sheet (BIS) with attached (2x2 or 1x1) ID picture

2. Two Valid IDs

- Photocopy of 2 valid ID w/ photo and signature.
- (Any of the following) Driver's License | TIN Card | PRC | GSIS | SSS | Company ID or Passport |

3. If Married

- 2 valid ID of spouse
- Marriage Certificate

4. Proof of Income

- Certification of Employment and Compensation
- Payslip
- Income Tax Return (I.T.R)

5. If you are an OFW

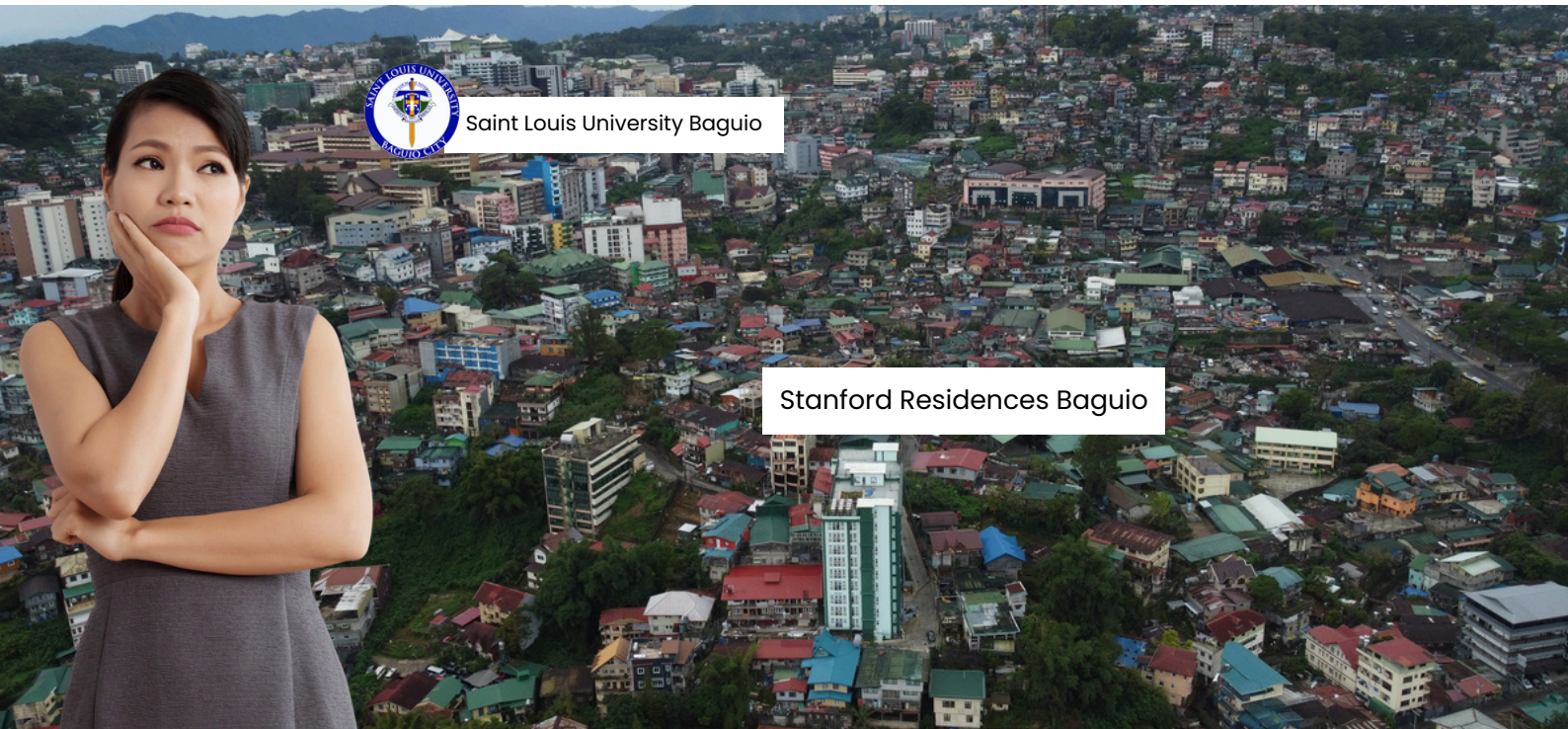
- Contract of Employment or Proof of Remittance
- TIN No. and Community Tax Certificate (CEDULA) for the current year.
- Post Dated Checks—covering one year amortization.

6. For Foreigners

- ACR—Alien Certificate of Registration
- Birth Certificate Authenticated by Immigration
- Special Power of Attorney (if buyer is represented)



Eto sana: Stanford Residences



Imagine this: You are busy with your professional career but because your aunt, who is a real estate agent of GoshenLand advised you to get a hulugan na income generating unit at Goshenland's Stanford Residences below Saint Louis University (SLU), even if real estate was never appealing to you as your friends are not even into investments but partying.

Now, that Stanford Residences is turned over and can churn recurring rental income for you, you sure are glad you started amortizing that unit at Stanford. Buti nagsimula ka.





Eto sana: Introducing **New Clark Garden Residences**

Now, GoshenLand started developing New Clark Garden Residences (NCGR) New Clark City (NCC). With the projected 1.2 million population in its early phase and the continuous development in the area where resorts, hotels, agri trade hub, sports hub, national government offices, universities like the University of the Philippines, Bangko Sentral ng Pilipinas will soon operate, the potential recurring rental income potential of NCGR is huge.



This is why wise investors who got investment properties at Goshenland in Baguio earlier are looking at NCGR as another way to ramp up their multiple income streams. Hulugan din naman kasi.

For more information about **New Clark Garden Residences**, the newest development of Goshenland in New Clark City, just call or message the GoshenLand NCGR team at the following numbers: **0936 7155 501** and feel free to message us now at our soc med pages **facebook.com/goshenlandcapitalofficial**, **goshenlandcapital.com** and on **messenger**. Call us now while the chance to ask about an income generating unit at New Clark Residences (NCGR) is open. Don't wait.

Contact person: Lhorna Gilos
Branch Head, GoshenLand Capital Inc. Capas Tarlac

Contact Number: 0936 7155 501

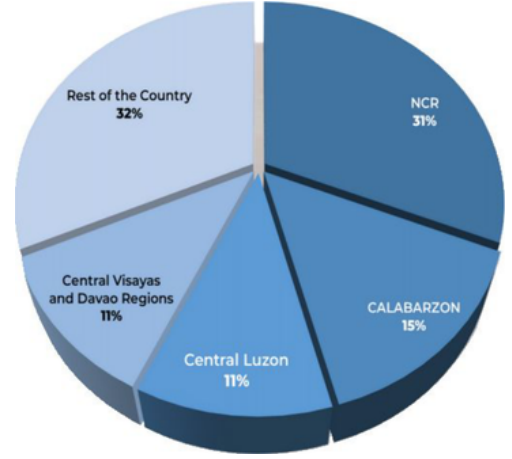


Why is New Clark Garden Residences beneficial to you?

Why Central Luzon?

1. GRDP: Share by Region 2024

Central Luzon contributes 11.1 percent to the national output, the third largest among regions.



Why New Clark City?

75 YEARS	1.2M	600,000+	60%	9,450
LEASE OR JOINT VENTURE	PROJECTED POPULATION	PROJECTED EMPLOYMENT	OPEN SPACES AND FOREST RESERVES	HECTARES



5 times the area
of MAKATI

10 times size
of BGC

Why New Clark City?



INFRASTRUCTURE

Major 2025 infrastructure developments

- ICT Infrastructure
- Railway Network
- Mixed-Use and Green Spaces
- Central Park and Business District

Key projects in progress

- National Government Administrative Center (NGAC)
- Airport Access Road

Bidding and partnership

- Public-Private Partnership (PPPs)
- Filinvest joint venture
- International Partnership
(The project involves international partnerships, such as those with Singapore's Surbana Jurong and the UK government.)



Solid waste management and waste-to-energy project



Filinvest Innovation Park



Clark National Food Hub



Solar photovoltaic power plant



Expansion of airside capabilities of Clark International Airport

Developments

Near the Bulacan Airport project

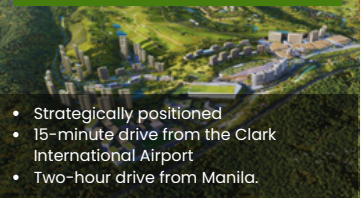


Highspeed train



that will connect Metro Manila to Bulacan Airport into the New Clark Airport

450-Hectare Hann reserve Casino Resort



- Strategically positioned
- 15-minute drive from the Clark International Airport
- Two-hour drive from Manila.

North-South Commuter Railway (NSCR)

The NSCR is a 147-kilometer railway project that will connect Pampanga, Bulacan, Metro Manila, and Laguna. It will have 36 stations in total.

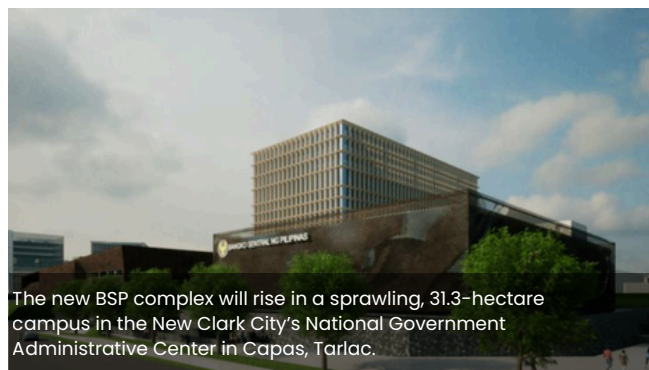


North Segment



- Runs from Malolos, Bulacan to Clark, Pampanga
- Includes a stop at Clark International Airport

BANGKO SENTRAL NG PILIPINAS



The new BSP complex will rise in a sprawling, 31.3-hectare campus in the New Clark City's National Government Administrative Center in Capas, Tarlac.





Why New Clark Garden Residences

Condo bnb positioning near NEW CLARK CITY

Balinese architecture inspired project.



- Suburban setting
- Quality of Life
- Rustic
- Environmentally Friendly

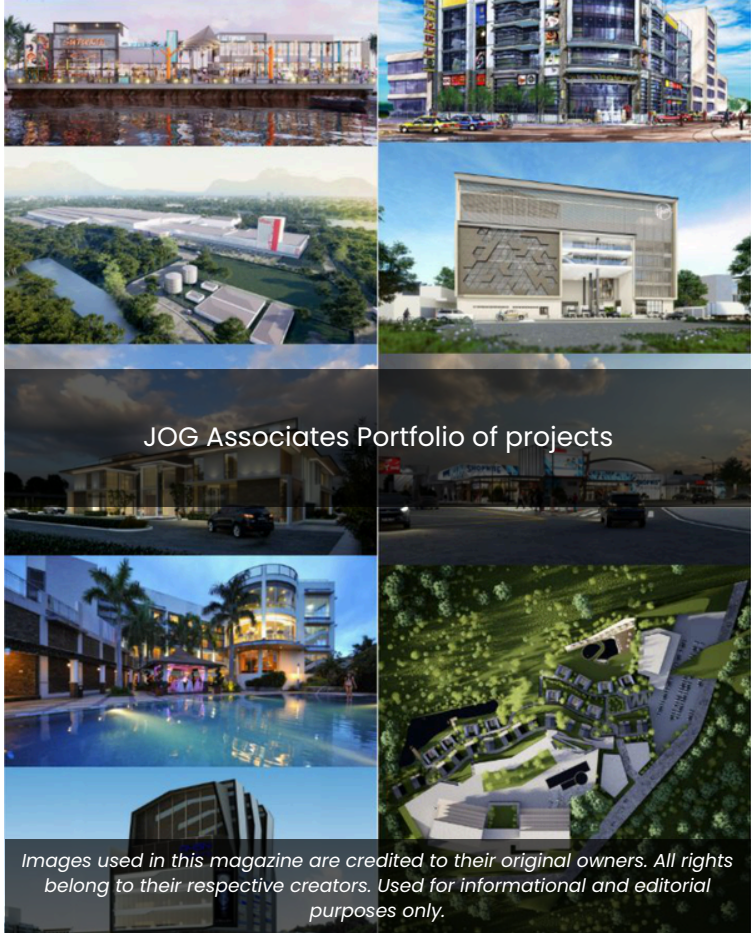
- **2 kilometers away** from New Clark City | **5 mins away** from Bangko Sentral ng Pilipinas
- **5 minutes drive** to work at New Clark City if you become a resident in the project.
- **Owned property** not leased unlike properties inside New Clark City.
- **Huge earning rentals** by investors because of its proximity to New Clark.

World Class Architect



Jonathan Gan

Designer, The New Clark Garden Residences



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Special Feature

New Clark Garden Residences: A new landmark at New Clark City's environs

GoshenLand's pioneering condo development New Clark Garden Residences in New Clark City's environs has boldly stepped into the hottest investment hub in the country.

From a pioneering local developer in Baguio City, GoshenLand has now expanded its operations in region I and region 3.

It continues to grow in increasing its asset portfolio benefitting its generational customers.

The Department of Human Settlements and Urban Development (DHSUD) regional director Attorney Lyndon D. Juntilla granted a development permit for New Clark Garden Residences.



New Clark Garden Residences Perspective.**

REPUBLIC OF THE PHILIPPINES Department of Human Settlements and Urban Development Incorporated by Transforming the Face of Appropriation by Government		DEPARTMENT OF HUMAN SETTLEMENTS AND URBAN DEVELOPMENT
DP NO. 2025-0139-D-2025	DATE ISSUED: 04/09/2025	DEVELOPMENT PERMIT
NAME OF OWNER: AZENITH C. SAMSON & JOEL P. PUNZALAN	ADDRESS AND TEL. NO. Brgy. Anangren, Capas, Tarlac	[] COLUMBARIUM [X] CONDOMINIUM
NAME OF DEVELOPER: GOSHENLAND CAPITAL, INC.	ADDRESS AND TEL. NO. Newspaper 7th City Center, Military Cdr. OR, Baguio City	
NAME OF PROJECT: NEW CLARK GARDEN RESIDENCES	ADDRESS AND TEL. NO. Brgy. Anangren, Capas, Tarlac (SIT. 15.815174, LONG. 120.833903)	
PROJECT DETAILS:		
SCT Area : 8,610.00 sq.m.	NO. OF SALEABLE UNITS/PARKING SLOTS:	280 Residential Units
Area for Dev't : 8,610.00 sq.m.	Construction Floor Area : 10,944.00 sq.m.	50 Residential Parking Slots
Total Saleable Area : 2,643.00 sq.m.	NO. OF NON-SALEABLE UNITS/PARKING SLOTS:	8 PWD Parking Slots
Total No. of Buildings : 8 Buildings		
Total No. of Floors : 48 Floors		
(SIT. NO. 21, 3F, 4F, 40)		
PROJECT CLASSIFICATION: P.D. 937 Residential Condominium	RIGHT OVERLAND: Owner: ICT No. 043-3818819438	
EVALUATION OF FACTS: In conformity with the implementing standards, rules & regulations of P.D. 937 for Residential Condominium projects.		
SECTION:	DEVELOPMENT PERMIT GRANTED	
CONDITIONS: [X] All conditions stipulated herein form part of the DECISION and are subject to monitoring. [X] Non-compliance therewith shall be a cause for cancellation or legal action. [X] Pertinent provisions of PD 957, PD 1216 and PD 1076 and their implementing Rules and Regulations shall be complied with. [X] 1. Submit subdivision plans to the Bureau of Land/ National Land Title and Deed Registration Administration (LRC) for verification and approval of the field survey returns. Said plans together with the verification/ approval document shall be submitted to this Office to support your application for registration of the subdivision project and the issuance of License to Sell. [X] 2. Submit condominium plans to Local Building Official for issuance of a building permit. Said plans together with the approval document shall be submitted to this Office to support your application for registration of the condominium project and the issuance of License to Sell. [X] Other conditions: 1. Any misrepresentation or material falsehood on your part shall cause for the cancellation of this order/ right action. 2. This permit does not exempt this project from pertinent requirements of other government agencies, (e.g. permit to cut trees, etc.) 3. This project is covered by Section 18 of R.A. 7279 as amended by R.A. 10864. 4. This project is not valid without the Official seal of the Department.		
DP NO. : 0708411	DATE : 05-21-2025	
ANCHOR : #1217452	APP CODE : DP-2025-03-010	
DEC. NO. : 888-07-012		
Atty. LYNDON D. JUNTILLA <i>Regional Director</i>		

New Clark Garden Residences Development Permit.**



Clark Development Corporation director Atty. Bryan Matthew Nepomuceno visits GoshenLand's New Clark Garden Residences with GoshenLand CEO Atty. Alexander Bangsoy and project team.



What if I invest in New Clark

#NewClarkGardenResidences

What if ? You can ask us. Explore this opportunity now



*For Announcement purposes only



newclark
garden residences

Balinese architecture inspired project.
by GoshenLand

Just 5 minutes away from Bangko Sentral ng Pilipinas
New Clark City



- Suburban setting
- Quality of Life
- Rustic
- Environmentally Friendly

Ask Goshen Land: 09175695821

Visit us: www.goshenlandcapital.com

Socmed: Goshen Land Capital Inc.