

SAMPLE INVESTMENT COMPUTATION

Wednesday, January 18, 2017



Floor/Unit No.	28F-0026
Unit Type	Studio
Unit Area (sqm)	24.50
Unit Area (sqft)	264

USD Exchange Rate (depends on daily rate)	48.00	
	PHP	USD
Total Contract Price	3,082,000	64,208
Buyers' Outright Promo	100,000	2,083
NEW TOTAL CONTRACT PRICE	2,982,000	62,125
Reservation Fee	20,000	417

PAYMENT OPTIONS			
OPTIONS	AMOUNT		PAYABLE PERIOD
	PHP	USD	
Option 1 : 100% SPOT CASH			
Less Reservation Fee	(20,000)	(417)	Upon Reservation
Net Payable Amount	2,962,000	61,708	
Net Contract Price (less MCC & VAT)	2,813,208	58,608	
Discount 10%	(279,321)	(5,819)	
Amount Due	2,682,679	55,889	7 days after reservation

Option 2: 15% SPOT - 20% IN 53 MOS.			
Less Reservation Fee	(20,000)	(417)	Upon Reservation
15% Downpayment	238,560	4,970	
Discount 8%	(16,405)	(342)	
15% Spot Due	202,155	4,212	7 days after reservation
20% Downpayment	596,400	12,425	Payable in 53 months
20% Downpayment in 53 mos.	11,253	234	Month 2 - 54
65% Balance	1,938,300	40,381	Upon Turnover

Option 3: 30% STEP UP IN 54 MOS. (7-10-13)			
Less Reservation Fee	(20,000)	(417)	Upon Reservation
30% Downpayment (7-10-13)	10,486	218	Month 1 to 18
10%	16,567	345	Month 19 to 36
13%	21,537	449	Month 37 to 54
70% Balance	2,087,400	43,488	Upon Turnover

Option 4: 30% REGULAR DP IN 54 MOS.			
Less Reservation Fee	(20,000)	(417)	Upon Reservation
30% Downpayment	874,600	18,221	
	16,196	337	Month 1 to 54
70% Balance	2,087,400	43,488	Upon Turnover

INDICATIVE MONTHLY AMORTIZATION RATES @ 70% BALANCE		
Bank Financing		
5 yrs @ 12% interest	46,433	967
10 yrs @ 12% interest	29,948	624
15 yrs @ 12% interest	25,052	522
In-House Financing		
5 yrs @ 18% interest	53,006	1,104
10 yrs @ 19% interest	38,966	812

IMPORTANT REMINDERS:

1. TCP is inclusive of VAT and MCC.
 2. Reservation fee is non-refundable and non-transferrable.
 3. Buyers should completely fill-out Buyers' Information Sheet and sign Option to Purchase agreement.
 4. Applicable discounts shall automatically be forfeited if buyer fails to comply with payment due dates.
- Therefore, regular financing scheme and corresponding payment schedule will be applied.

1. Reservation Fee is non-transferable and non-refundable
2. Marketing Briefing has been conducted prior to reservation fee
3. Original copy of Quotation Sheet forwarded to buyer
4. First Down payment is payable within 30 days from Reservation Date
5. Admin Briefing is to be conducted within 30 days from Reservation Date

Buyer's Signature over Printed Name

Marketing Officer's Signature over Printed Name