

DATE : 10-Oct-22

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SPECIAL PACKAGE COMPUTATION

CLIENT'S NAME	:	0
PROJECT NAME	:	GRAND MESA RESIDENCES
UNIT NUMBER	:	1022
TOWER	:	TOWER 2
UNIT TYPE	:	1BR
LIVEABLE AREA	:	25.00 SQM.
BALCONY AREA	:	2.04 SQM.
GROSS AREA	:	27.04 SQM.

TOTAL SELLING PRICE	:	Php3,410,784.62
Less: Promo Discount on TSP	:	Php0.00
NET SELLING PRICE	:	Php3,410,784.62

Add: VAT	:	12.0%	
Add: Legal & Misc. Fees	:	10.0%	Php341,078.46

TOTAL CONTRACT PRICE	:	Php3,751,863.08
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Equity down Payment	:	15.0%	Php562,779.46
less: Equity Discount	:		Php0.00
less: Reservation Fee	:		Php10,000.00
Net Equity Payment	:		Php552,779.46

TERMS (STRAIGHT)	:	24	Php23,032.48
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TERMS (STEP UP)	:			
	:	Percentage	No. of Months	Monthly Equity
	:	25%	8	Php17,274.36
	:	35%	8	Php24,184.10
	:	40%	8	Php27,638.97

FULL BALANCE (TCP)	:	85.0%	Php3,189,083.62
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Estimated Monthly Amortization					
Term	Interest Rate	Factor Rate	Amount	Income requirement	
5	7.0%	0.01980120	Php63,147.68	Php191,356.60	
10	7.0%	0.01161085	Php37,027.96	Php112,205.95	
15	7.0%	0.00898828	Php28,664.39	Php86,861.77	
20	7.0%	0.00775299	Php24,724.93	Php74,924.03	

Fixed for five (5) years

Sample Computation for Interest rate is at 6.5% fixed for five (5) years only

A. Prices are subject to change without prior notice.

B. Bank Fees rates may vary per bank.

APPLICABLE PROMO/DISCOUNTS

CIRCULAR NO.	DESCRIPTION	DISCOUNT / PROMO INCLUSION

**Combined Units

Prepared by:

Conformed:

Date:

Date: