

**STANDARD SAMPLE COMPUTATIONS**

Jun 16, 2023

Unit  
Wing  
Description  
Area in sqm  
Unit Price ( VAT-ex )  
Parking Price ( VAT-ex )

61C  
SOUTH  
1 BR  
61.59  
Php18,146,000.00  
Php1,400,000.00  
P4-43

Option 1   95-5		AMOUNT
Unit Price	₱	18,146,000.00
17% Discount	₱	3,084,820.00
Parking Price	₱	1,400,000.00
Net Price: Unit and Parking Slots	₱	16,461,180.00
<b>Total Price with VAT</b>	₱	<b>18,436,521.60</b>
Reservation Fee	₱	150,000.00
95% Downpayment (1st month)	₱	17,364,695.52
5% Balance on the 72nd month	₱	921,826.08
Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.)	₱	921,826.08
<b>Total</b>	₱	<b>19,358,347.68</b>

Option 2   Annual Payment		AMOUNT
Parking Price	₱	18,146,000.00
7% Discount	₱	1,270,220.00
Parking Price	₱	1,400,000.00
Net Price: Unit and Parking Slots	₱	18,275,780.00
<b>Total Price with VAT</b>	₱	<b>20,468,873.60</b>
Reservation Fee	₱	150,000.00
14% Downpayment (1st month)	₱	2,774,124.80
14% on the 12th month	₱	2,924,124.80
14% on the 24th month	₱	2,924,124.80
14% on the 36th month	₱	2,924,124.80
14% on the 48th month	₱	2,924,124.80
14% on the 60th month	₱	2,924,124.80
14% on the 72nd month	₱	2,924,124.80
Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.)	₱	1,023,443.68
<b>Total</b>	₱	<b>21,492,317.28</b>

Option 3   20-30(70)-50		AMOUNT
Unit Price	₱	18,146,000.00
4% Discount	₱	635,110.00
Parking Price	₱	1,400,000.00
Net Price: Unit and Parking Slots	₱	18,910,890.00
<b>Total Price with VAT</b>	₱	<b>21,180,196.80</b>
Reservation Fee	₱	150,000.00
20% Downpayment (1st month)	₱	4,086,039.36
30% Amount for Amortization	₱	6,354,059.04
70 Monthly Amortizations (2nd - 71st month)	₱	90,772.27
50% Balance on the 72nd month	₱	10,590,098.40
Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.)	₱	1,059,009.84
<b>Total</b>	₱	<b>22,239,206.64</b>

Option 4   20-20(70)-60		AMOUNT
Unit Price	₱	18,146,000.00
2.5% Discount	₱	453,650.00
Parking Price	₱	1,400,000.00
Net Price: Unit and Parking Slots	₱	19,092,350.00
<b>Total Price with VAT</b>	₱	<b>21,383,432.00</b>
Reservation Fee	₱	150,000.00
20% Downpayment (1st month)	₱	4,126,686.40
20% Amount for Amortization	₱	4,276,686.40
70 Monthly Amortizations (2nd - 71st month)	₱	61,095.52
60% Balance on the 72nd month	₱	12,830,059.20
Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.)	₱	1,069,171.60
<b>Total</b>	₱	<b>22,452,603.60</b>

Option 5   10-30(70)-60		AMOUNT
Unit Price	₱	18,146,000.00
1.0% Discount	₱	181,460.00
Parking Price	₱	1,400,000.00
Net Price: Unit and Parking Slots	₱	19,364,540.00
<b>Total Price with VAT</b>	₱	<b>21,688,284.80</b>
Reservation Fee	₱	150,000.00
10% Downpayment (1st month)	₱	2,018,828.48
30% Amount for Amortization	₱	6,506,485.44
70 Monthly Amortizations (2nd - 71st month)	₱	92,949.79
60% Balance on the 72nd month	₱	13,012,970.88
Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.)	₱	1,084,414.24
<b>Total</b>	₱	<b>22,772,699.04</b>

Option 6   10-20(70)-70 step-up		AMOUNT
Unit Price	₱	18,146,000.00
Parking Price	₱	1,400,000.00
Total Price Unit and Parking Slots	₱	19,546,000.00
<b>Total Price with VAT</b>	₱	<b>21,891,520.00</b>
Reservation Fee	₱	150,000.00
10% Downpayment (1st month)	₱	2,039,152.00
20% Amount for Amortization	₱	4,378,304.00
5% over 24 Monthly Amortizations (2nd - 25th month)	₱	45,607.33
7% over 24 Monthly Amortizations (26th - 49th month)	₱	63,850.27
8% over 22 Monthly Amortizations (50th - 71st month)	₱	79,605.53
70% Balance on the 72nd month	₱	15,324,064.00
Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.)	₱	1,094,576.00
<b>Total</b>	₱	<b>22,986,096.00</b>

Launch Promo 1   10(6)-20(65)-70 Split down, step-up		AMOUNT
Unit Price	₱	18,146,000.00
Parking Price	₱	1,400,000.00
Total Price Unit and Parking Slots	₱	19,546,000.00
<b>Total Price with VAT</b>	₱	<b>21,891,520.00</b>
Reservation Fee	₱	150,000.00
10% Downpayment	₱	2,039,152.00
6 Monthly Amortizations (1st to 6th month)	₱	339,858.67
20% Amount for Amortization	₱	4,378,304.00
5% over 24 Monthly Amortizations (7th - 30th month)	₱	45,607.33
7% over 24 Monthly Amortizations (31st - 54th month)	₱	63,850.27
8% over 17 Monthly Amortizations (55th - 71st month)	₱	103,018.92
70% Balance on the 72nd month	₱	15,324,064.00
Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.)	₱	1,094,576.00
<b>Total</b>	₱	<b>22,986,096.00</b>

Launch Promo 2   10(Spot)-15(70)-75		AMOUNT
Unit Price	₱	18,146,000.00
Parking Price	₱	1,400,000.00
Net Price: Unit and Parking Slots	₱	19,546,000.00
<b>Total Price with VAT</b>	₱	<b>21,891,520.00</b>
Reservation Fee	₱	150,000.00
10% Downpayment (1st month)	₱	2,039,152.00
15% Amount for Amortization	₱	3,283,728.00
70 Monthly Amortizations (2nd - 71st month)	₱	46,910.40
75% Balance on the 72nd month	₱	16,418,640.00
Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.)	₱	1,094,576.00
<b>Total</b>	₱	<b>22,986,096.00</b>

Launch Promo 3   10(Spot)-10(70)-80 for Units A, C and D		AMOUNT
Unit Price	₱	18,146,000.00
Parking Price	₱	1,400,000.00
Net Price: Unit and Parking Slots	₱	19,546,000.00
<b>Total Price with VAT</b>	₱	<b>21,891,520.00</b>
Reservation Fee	₱	150,000.00
10% Downpayment (1st month)	₱	2,039,152.00
10% Amount for Amortization	₱	2,189,152.00
70 Monthly Amortizations (2nd - 71st month)	₱	31,273.60
80% Balance on the 72nd month	₱	17,513,216.00
Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.)	₱	1,094,576.00
<b>Total</b>	₱	<b>22,986,096.00</b>

Launch Promo 4   10(6)-15(65)-75, for units A, C and D		AMOUNT
Unit Price	₱	18,146,000.00
Parking Price	₱	1,400,000.00
Net Price: Unit and Parking Slots	₱	19,546,000.00
<b>Total Price with VAT</b>	₱	<b>21,891,520.00</b>
Reservation Fee	₱	150,000.00
10% Downpayment	₱	2,039,152.00
6 Monthly Amortizations (1st to 6th month)	₱	339,858.67
15% Amount for Amortization	₱	3,283,728.00
65 Monthly Amortizations (7th - 71st month)	₱	50,518.89
75% Balance on the 72nd month	₱	16,418,640.00
Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.)	₱	1,094,576.00
<b>Total</b>	₱	<b>22,986,096.00</b>

Launch Promo 5   10(7)-20(step up, 64)-70		AMOUNT
Unit Price		₱ 18,146,000.00
Parking Price		₱ 1,400,000.00
Net Price: Unit and Parking Slots		₱ 19,546,000.00
<b>Total Price with VAT</b>		<b>₱ 21,891,520.00</b>
Reservation Fee		₱ 150,000.00
10% Downpayment		₱ 2,039,152.00
	7 Monthly Amortizations (1st to 7th month)	₱ 291,307.43
20% Amount for Amortization		₱ 4,378,304.00
	5% over 24 Monthly Amortizations (8th - 31st month)	₱ 45,607.33
	7% over 24 Monthly Amortizations (32nd - 55th month)	₱ 63,850.27
	8% over 16 Monthly Amortizations (56th - 71st month)	₱ 116,754.77
70% Balance on the 72nd month		₱ 15,324,064.00
	Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.)	₱ 1,094,576.00
<b>Total</b>		<b>₱ 22,986,096.00</b>

- Post dated checks are required.
- Please make all checks payable to **SHANG ROBINSONS PROPERTIES INC.**
- All monthly amortizations and final balance including other charges shall become due and demandable upon turnover.

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