

## INVESTMENT PROPOSAL

North Bonifacio Landmark Realty & Development Inc.

Unit No.

**31D**

Unit Type

**3-Bedroom**

Unit Area

**205.0 sq.m.**

Assigned Parking / Area

**2 Level 3 - 21, 22 25.0 sq.m.**

Payment Term

**C2 - Full Payment in 30 Days**

		UNIT	PARKING	TOTAL (PHP)
<b>GROSS PRICE</b>		<b>82,460,000.00</b>	<b>4,900,000.00</b>	<b>87,360,000.00</b>
Less: UNIT DISC	8%	6,596,800.00	-	<b>6,596,800.00</b>
PKG DISC	5%	-	245,000.00	<b>245,000.00</b>
		<b>75,863,200.00</b>	<b>4,655,000.00</b>	<b>80,518,200.00</b>
Less: SPECIAL DISC	2%	1,517,264.00	-	<b>1,517,264.00</b>
		<b>74,345,936.00</b>	<b>4,655,000.00</b>	<b>79,000,936.00</b>
Less: ADD'L DISC	1%	743,459.36	-	<b>743,459.36</b>
<b>NET INVESTMENT</b>		<b>73,602,476.64</b>	<b>4,655,000.00</b>	<b>78,257,476.64</b>
Payment Schedule	Due Date			
<b>Reservation Deposit</b>	14-Apr-20	300,000.00	100,000.00	<b>400,000.00</b>
<b>Full Payment</b>	14-May-20	73,302,476.64	4,555,000.00	<b>77,857,476.64</b>
<b>* Advance Registration Charges</b>				<b>2,794,909.88</b>

Notes:

- The developer reserves the right to verify and correct above figures if necessary.
- Price are subject to change without prior notice
- \*Advance Registration Charges is approximately 4.0% of the Net Price (excl.of RVAT)  
Payable on or before unit turnover.
  - Processing Fee (Php 20,000 each for unit and parking)
  - Registration Fee
  - Real Estate Tax for 8 quarters
  - Documentary Stamp (1.5% of net price)

- Issuance/Entry Fee (Php 100 each for unit and parking)
- Transfer Tax (0.005 of net price)
- Miscellaneous Fee (Php 5,000 each for unit and parking)
- Membership Fee (Php 50/sqm)
- Electric Service Deposit (Php 30,000 for unit only)

4. Please make check payable to :

**North Bonifacio Landmark Realty & Dev't. Inc.**

**\*\*Selling price only until Apr 30 2020!**

Client

Sales Agent

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North Bonifacio Landmark Realty &amp; Development Inc.

Unit No.

**31D**

Unit Type

**3-Bedroom**

Unit Area

**205.0 sq.m.**

Assigned Parking / Area

**2 Level 3 - 21, 22 25.0 sq.m.**

Payment Term

**C1 - 50% / 50% Balance in 48 months**

		UNIT	PARKING	TOTAL (PHP)
<b>GROSS PRICE</b>		<b>82,460,000.00</b>	<b>4,900,000.00</b>	<b>87,360,000.00</b>
Less: UNIT DISC	4%	3,298,400.00	-	3,298,400.00
PKG DISC	0%	-	-	-
		<b>79,161,600.00</b>	<b>4,900,000.00</b>	<b>84,061,600.00</b>
Less: SPECIAL DISC	1%	791,616.00	-	791,616.00
		<b>78,369,984.00</b>	<b>4,900,000.00</b>	<b>83,269,984.00</b>
Less: ADD'L DISC	1%	783,699.84	-	783,699.84
<b>NET INVESTMENT</b>		<b>77,586,284.16</b>	<b>4,900,000.00</b>	<b>82,486,284.16</b>
Payment Schedule	Due Date			
Reservation Deposit	14-Apr-20	300,000.00	100,000.00	400,000.00
50% DP	14-May-20	38,493,142.08	2,350,000.00	40,843,142.08
50% Balance in 48 mos.	from 14-Jun-20	808,190.46	51,041.67	859,232.13
	to 14-May-24			
<b>* Advance Registration Charges</b>				<b>2,945,938.72</b>

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  - Registration Fee
  - Real Estate Tax for 8 quarters
  - Documentary Stamp (1.5% of net price)

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North Bonifacio Landmark Realty &amp; Development Inc.

Unit No.

**31D**

Unit Type

**3-Bedroom**

Unit Area

**205.0 sq.m.**

Assigned Parking / Area

**2 Level 3 - 21, 22 25.0 sq.m.**

Payment Term

**A2 - 20% / 80% Balance in 48 months**

			UNIT	PARKING	TOTAL (PHP)
<b>GROSS PRICE</b>			<b>82,460,000.00</b>	<b>4,900,000.00</b>	<b>87,360,000.00</b>
Less: UNIT DISC	1%		824,600.00	-	824,600.00
PKG DISC	0%		-	-	-
<b>Less: ADD'L DISC</b>			<b>81,635,400.00</b>	<b>4,900,000.00</b>	<b>86,535,400.00</b>
	1%		816,354.00	-	816,354.00
<b>NET INVESTMENT</b>			<b>80,819,046.00</b>	<b>4,900,000.00</b>	<b>85,719,046.00</b>
Payment Schedule	Month				
Reservation Deposit	14-Apr-20		300,000.00	100,000.00	400,000.00
20% Downpayment	14-May-20		15,863,809.20	880,000.00	16,743,809.20
80% Balance in 48 mos.	from 14-Jun-20		1,346,984.10	81,666.67	1,428,650.77
	to 14-May-24				
<b>* Advance Registration Charges</b>					<b>3,061,394.50</b>

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Payable on or before unit turnover.
  - Processing Fee (Php 20,000 each for unit and parking)
  - Registration Fee
  - Real Estate Tax for 8 quarters
  - Documentary Stamp (1.5% of net price)

- Issuance/Entry Fee (Php 100 each for unit and parking)
- Transfer Tax (0.005 of net price)
- Miscellaneous Fee (Php 5,000 each for unit and parking)
- Membership Fee (Php 50/sqm)
- Electric Service Deposit (Php 30,000 for unit only)

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**INVESTMENT PROPOSAL**  
North Bonifacio Landmark Realty & Development Inc.

<b>Unit No.</b>	<b>31D</b>		
<b>Unit Type</b>	<b>3-Bedroom</b>		
<b>Unit Area</b>	<b>205.0 sq.m.</b>		
<b>Assigned Parking / Area</b>	<b>2</b>	<b>Level 3 - 21, 22</b>	<b>25.0 sq.m.</b>
<b>Payment Term</b>	<b>A5- 30% / 10% in 48 mos / 60% Lumpsum Balance</b>		

		<b>UNIT</b>	<b>PARKING</b>	<b>TOTAL (PHP)</b>
<b>GROSS PRICE</b>		<b>82,460,000.00</b>	<b>4,900,000.00</b>	<b>87,360,000.00</b>
<b>Less: UNIT DISC</b>	<b>2%</b>	1,649,200.00	-	<b>1,649,200.00</b>
<b>PKG DISC</b>	<b>0%</b>	-	-	-
		<b>80,810,800.00</b>	<b>4,900,000.00</b>	<b>85,710,800.00</b>
<b>Less: ADD'L DISC</b>	<b>1%</b>	808,108.00	-	<b>808,108.00</b>
<b>NET INVESTMENT</b>		<b>80,002,692.00</b>	<b>4,900,000.00</b>	<b>84,902,692.00</b>
<b>Payment Schedule</b>	<b>Month</b>			
<b>Reservation Deposit</b>	14-Apr-20	300,000.00	100,000.00	<b>400,000.00</b>
<b>30% Downpayment</b>	14-May-20	23,700,807.60	1,370,000.00	<b>25,070,807.60</b>
<b>10% in 48 months</b>	<i>from</i> 14-Jun-20	166,672.28	10,208.33	<b>176,880.61</b>
	<i>to</i> 14-May-24			
<b>60% Lumpsum Balance</b>	14-Jun-24	48,001,615.20	2,940,000.00	<b>50,941,615.20</b>
<b>* Advance Registration Charges</b>				<b>3,032,239.00</b>

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  - Registration Fee
  - Real Estate Tax for 8 quarters
  - Documentary Stamp (1.5% of net price)

- Issuance/Entry Fee (Php 100 each for unit and parking)
- Transfer Tax (0.005 of net price)
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- Membership Fee (Php 50/sqm)
- Electric Service Deposit (Php 30,000 for unit only)

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Sales Agent

**INVESTMENT PROPOSAL**

North Bonifacio Landmark Realty &amp; Development Inc.

<b>Unit No.</b>	<b>31D</b>
<b>Unit Type</b>	<b>3-Bedroom</b>
<b>Unit Area</b>	<b>205.0 sq.m.</b>
<b>Assigned Parking / Area</b>	<b>2 Level 3 - 21, 22 25.0 sq.m.</b>
<b>Payment Term</b>	<b>A2-a - 20% / 20% in 48 months / 60% Lumpsum Balance</b>

		UNIT	PARKING	TOTAL (PHP)
<b>GROSS PRICE</b>		<b>82,460,000.00</b>	<b>4,900,000.00</b>	<b>87,360,000.00</b>
<b>Less: ADD'L DISC</b>	<b>1%</b>	824,600.00	-	<b>824,600.00</b>
<b>NET INVESTMENT</b>		<b>81,635,400.00</b>	<b>4,900,000.00</b>	<b>86,535,400.00</b>
Payment Schedule	Month			
<b>Reservation Deposit</b>	14-Apr-20	300,000.00	100,000.00	<b>400,000.00</b>
<b>20% Downpayment</b>	14-May-20	16,027,080.00	880,000.00	<b>16,907,080.00</b>
<b>20% in 48 months</b>	<i>from</i> 14-Jun-20	340,147.50	20,416.67	<b>360,564.17</b>
	<i>to</i> 14-May-24			
<b>60% Lumpsum Balance</b>	14-Jun-24	48,981,240.00	2,940,000.00	<b>51,921,240.00</b>
<b>* Advance Registration Charges</b>				<b>3,090,550.00</b>

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Sales Agent

GRAND | HYATT

MANILA  
SOUTH TOWER  
RESIDENCES**INVESTMENT PROPOSAL**

North Bonifacio Landmark Realty &amp; Development Inc.

<b>Unit No.</b>	<b>31D</b>		
<b>Unit Type</b>	<b>3-Bedroom</b>		
<b>Unit Area</b>	<b>205.0 sq.m.</b>		
<b>Assigned Parking / Area</b>	<b>2</b>	<b>Level 3 - 21, 22</b>	<b>25.0 sq.m.</b>
<b>Payment Term</b>	<b>A1 - 10% / 20% in 48 months / 70% Lumpsum Balance</b>		

		UNIT	PARKING	TOTAL (PHP)
<b>GROSS PRICE</b>		<b>82,460,000.00</b>	<b>4,900,000.00</b>	<b>87,360,000.00</b>
<b>Less: ADD'L DISC</b>	1%	824,600.00	-	824,600.00
<b>NET INVESTMENT</b>		<b>81,635,400.00</b>	<b>4,900,000.00</b>	<b>86,535,400.00</b>
Payment Schedule	Month			
<b>Reservation Deposit</b>	14-Apr-20	300,000.00	100,000.00	400,000.00
<b>10% Downpayment</b>	14-May-20	7,863,540.00	390,000.00	8,253,540.00
<b>20% in 48 months</b>	<i>from</i> 14-Jun-20	340,147.50	20,416.67	360,564.17
	<i>to</i> 14-May-24			
<b>70% Lumpsum Balance</b>	14-Jun-24	57,144,780.00	3,430,000.00	60,574,780.00
<b>* Advance Registration Charges</b>				<b>3,090,550.00</b>

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Sales Agent

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<b>Unit No.</b>	<b>31D</b>
<b>Unit Type</b>	<b>3-Bedroom</b>
<b>Unit Area</b>	<b>205.0 sq.m.</b>
<b>Assigned Parking / Area</b>	<b>2 Level 3 - 21, 22 25.0 sq.m.</b>
<b>Payment Term</b>	<b>A1(e) - 10% / 10% in 48 months / 10% Balloon on 20th mo. / 70% Lumpsum Balance</b>

		UNIT	PARKING	TOTAL (PHP)
<b>GROSS PRICE</b>		<b>82,460,000.00</b>	<b>4,900,000.00</b>	<b>87,360,000.00</b>
<b>Less: ADD'L DISC</b>	1%	824,600.00	-	824,600.00
<b>NET INVESTMENT</b>		<b>81,635,400.00</b>	<b>4,900,000.00</b>	<b>86,535,400.00</b>
Payment Schedule	Month			
<b>Reservation Deposit</b>	14-Apr-20	300,000.00	100,000.00	<b>400,000.00</b>
<b>10% Downpayment</b>	14-May-20	7,863,540.00	390,000.00	<b>8,253,540.00</b>
<b>10% in 48 months</b>	<i>from</i> 14-Jun-20	170,073.75	10,208.33	<b>180,282.08</b>
	<i>to</i> 14-May-24			
<b>10% Balloon Payment on the 20th mo.</b>	14-Jan-22	8,333,613.75	500,208.33	<b>8,833,822.08</b>
<b>70% Lumpsum Balance</b>	14-Jun-24	57,144,780.00	3,430,000.00	<b>60,574,780.00</b>
<b>* Advance Registration Charges</b>				<b>3,090,550.00</b>

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Unit Type	3-Bedroom		
Unit Area	205.0 sq.m.		
Assigned Parking / Area	2	Level 3 - 21, 22	25.0 sq.m.
Payment Term	dog		

		UNIT	PARKING	TOTAL (PHP)
<b>GROSS PRICE</b>		<b>82,460,000.00</b>	<b>4,900,000.00</b>	<b>87,360,000.00</b>
Less: ADD'L DISC	1%	824,600.00	-	824,600.00
<b>NET INVESTMENT</b>		<b>81,635,400.00</b>	<b>4,900,000.00</b>	<b>86,535,400.00</b>
Payment Schedule	Month			
<b>Reservation Deposit</b>	14-Apr-20	300,000.00	100,000.00	<b>400,000.00</b>
<b>10% Downpayment</b>	14-May-20	7,863,540.00	390,000.00	<b>8,253,540.00</b>
<b>10% in 48 months</b>	<i>from</i> 14-Jun-20	170,073.75	10,208.33	<b>180,282.08</b>
	<i>to</i> 14-May-24			
<b>5% Balloon Payment on the 12th &amp; 24th mos.</b>	14-May-21	4,251,843.75	255,208.33	<b>4,507,052.08</b>
	14-May-22	4,251,843.75	255,208.33	<b>4,507,052.08</b>
<b>70% Lumpsum Balance</b>	14-Jun-24	57,144,780.00	3,430,000.00	<b>60,574,780.00</b>
<b>* Advance Registration Charges</b>				<b>3,090,550.00</b>

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  - Real Estate Tax for 8 quarters
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Unit No.

**31D**

Unit Type

**3-Bedroom**

Assigned Parking / Area

**205.0 sq.m.**

Parking

**2 Level 3 - 21, 22 25.0 sq.m.**

Payment Term

**A1(b) - 10% / 10% in 48 months / 2.5% Balloon Payment / 70% Lumpsum Balance**

		UNIT	PARKING	TOTAL (PHP)
<b>GROSS PRICE</b>		<b>82,460,000.00</b>	<b>4,900,000.00</b>	<b>87,360,000.00</b>
Less: ADD'L DISC	1%	824,600.00	-	824,600.00
<b>NET INVESTMENT</b>		<b>81,635,400.00</b>	<b>4,900,000.00</b>	<b>86,535,400.00</b>
Payment Schedule	Month			
<b>Reservation Deposit</b>	14-Apr-20	300,000.00	100,000.00	<b>400,000.00</b>
<b>10% Downpayment</b>	14-May-20	7,863,540.00	390,000.00	<b>8,253,540.00</b>
<b>10% in 48 months</b>	from 14-Jun-20	170,073.75	10,208.33	<b>180,282.08</b>
	to 14-May-24			
<b>2.5% Balloon Payment</b>	14-Jul-20	2,210,958.75	132,708.33	<b>2,343,667.08</b>
	14-Jul-21	2,210,958.75	132,708.33	<b>2,343,667.08</b>
	14-Jul-22	2,210,958.75	132,708.33	<b>2,343,667.08</b>
	14-Jul-23	2,210,958.75	132,708.33	<b>2,343,667.08</b>
<b>70% Lumpsum Balance</b>	14-Jun-24	57,144,780.00	3,430,000.00	<b>60,574,780.00</b>
<b>* Advance Registration Charges</b>				<b>3,090,550.00</b>

Notes:

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Payable on or before unit turnover.

- Processing Fee (Php 20,000 each for unit and parking)
- Registration Fee
- Real Estate Tax for 8 quarters
- Documentary Stamp (1.5% of net price)

- Issuance/Entry Fee (Php 100 each for unit and parking)
- Transfer Tax (0.005 of net price)
- Miscellaneous Fee (Php 5,000 each for unit and parking)
- Membership Fee (Php 50/sqm)
- Electric Service Deposit (Php 30,000 for unit only)

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Client

Sales Agent

GRAND | HYATT

MANILA  
SOUTH TOWER  
RESIDENCES**INVESTMENT PROPOSAL**

North Bonifacio Landmark Realty &amp; Development Inc.

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<b>Unit Type</b>	<b>3-Bedroom</b>		
<b>Unit Area</b>	<b>205.0 sq.m.</b>		
<b>Assigned Parking / Area</b>	<b>2</b>	<b>Level 3 - 21, 22</b>	<b>25.0 sq.m.</b>
<b>Payment Term</b>	<b>A1 Special - 5% / 20% in 48 months / 75% Lumpsum Balance</b>		

		UNIT	PARKING	TOTAL (PHP)
<b>GROSS PRICE</b>		<b>82,460,000.00</b>	<b>4,900,000.00</b>	<b>87,360,000.00</b>
		-	-	-
<b>NET INVESTMENT</b>		<b>82,460,000.00</b>	<b>4,900,000.00</b>	<b>87,360,000.00</b>
Payment Schedule	Month			
<b>Reservation Deposit</b>	14-Apr-20	300,000.00	100,000.00	400,000.00
<b>5% Downpayment</b>	14-May-20	3,823,000.00	145,000.00	3,968,000.00
<b>20% in 48 months</b>	<i>from</i> 14-Jun-20	343,583.33	20,416.67	364,000.00
	<i>to</i> 14-May-24			
<b>75% Lumpsum Balance</b>	14-Jun-24	61,845,000.00	3,675,000.00	65,520,000.00
<b>* Advance Registration Charges</b>				<b>3,120,000.00</b>

## Notes:

- The developer reserves the right to verify and correct above figures if necessary.
- Price are subject to change without prior notice
- \*Advance Registration Charges is approximately 4.0% of the Net Price (excl. of RVAT)  
Payable on or before unit turnover.
  - Processing Fee (Php 20,000 each for unit and parking)
  - Registration Fee
  - Real Estate Tax for 8 quarters
  - Documentary Stamp (1.5% of net price)

- Issuance/Entry Fee (Php 100 each for unit and parking)
- Transfer Tax (0.005 of net price)
- Miscellaneous Fee (Php 5,000 each for unit and parking)
- Membership Fee (Php 50/sqm)
- Electric Service Deposit (Php 30,000 for unit only)

4. Please make check payable to :

**North Bonifacio Landmark Realty & Dev't. Inc.**

**\*\*Selling price and payment term until  
Apr 30, 2020 only!**

\_\_\_\_\_  
Client\_\_\_\_\_  
Sales Agent