



Makati CBD Luxury Residences

COMPUTATION SHEET

	1-Bedroom 26.00 sqm	2-Bedroom 38.00 sqm	2-Bedroom 48.00 sqm
Selling Price	4,314,000.00	6,282,000.00	7,922,000.00
5% Less: Promo Discount	215,700.00	314,100.00	396,100.00
	4,098,300.00	5,967,900.00	7,525,900.00
12% Add: VAT	491,796.00	716,148.00	903,108.00
Net Selling Price	4,590,096.00	6,684,048.00	8,429,008.00

TERMS OF PAYMENT

PROMO TERM

10% Outright Down Payment	459,009.60	668,404.80	842,900.80
Monthly Amortization for Month 1-24	30,000.00	30,000.00	30,000.00
Monthly Amortization for Month 25-48	40,000.00	40,000.00	40,000.00
1.5% Lumpsum on Month 12, 24, 36 and 48	68,851.44	100,260.72	126,435.12
Balance	2,175,680.64	3,934,600.32	5,400,366.72
Less: Reservation Fee *	20,000.00	20,000.00	20,000.00
Due on Month 49	2,155,680.64	3,914,600.32	5,380,366.72

OTHER FEES

7% Other Fees (Month 49)	301,980.00	439,740.00	554,540.00
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* Php 20,000.00 reservation fee promo exclusive for COVID-19 vaccinated client only

* Php 25,000.00 regular reservation fee

Notes:

1. Empire East Land Holdings, Inc. reserves the right to correct error that may appear on above computation.
2. The Reservation Fee (25,000) is non-refundable in case of cancellation or withdrawal by the buyer.
3. All outstanding balances are due and demandable upon unit turn over.
4. All checks should be made payable to **Empire East Land Holdings, Inc.**
5. Prices and other details are subject to change without prior notice.
6. Other charges is computed at 7% of the Selling Price and shall be settled separately thru Empire East's Credit and Collection Department.