



Building	MIRA Tower 1
Unit	0603
Unit Type	Studio
Area (sqm)	26.50 sqm.
Unit Price	₱5,973,000.00
Unit Reservation Fee	₱40,000.00
Parking Assignment	Optional and subject to availability; 1 regular slot
Parking Level	Zone 2 - Podium 3
Parking Price	₱1,150,000.00
Parking Reservation Fee	₱15,000.00

NOT OFFICIAL / SAMPLE COMPUTATION ONLY
VALID UNTIL JUNE 2024

Investment Overview as of April 2024

OPTION 1: Cash 99% in 30 days / 1% Retention									
				Unit	Parking			Total	
Unit Price				₱5,973,000.00	₱1,150,000.00			₱7,123,000.00	
Less: Payment Scheme Discount		15.00%		₱895,950.00	₱0.00			₱895,950.00	
Less: Launch Discount		5.00%		₱298,650.00	₱0.00			₱298,650.00	
Net Unit Price				₱4,778,400.00	₱1,150,000.00			₱5,928,400.00	
Reservation Fee				₱40,000.00	₱15,000.00			₱55,000.00	
Down Payment		99.00%	1 month	₱4,690,616.00	₱1,123,500.00			₱5,814,116.00	
Monthly Installment		0.00%	0 months	₱0.00	₱0.00			₱0.00	
Retention		1.00%	79th month	₱47,784.00	₱11,500.00			₱59,284.00	
Closing Fee		6.00%	78th month	₱286,704.00	₱69,000.00			₱355,704.00	

OPTION 2: 0% Down Payment / 100% in 79 Months									
				Unit		Parking		Total	
Unit Price				₱5,973,000.00		₱1,150,000.00		₱7,123,000.00	
Less: Payment Scheme Discount		12.00%		₱716,760.00		₱0.00		₱716,760.00	
Less: Launch Discount		5.00%		₱298,650.00		₱0.00		₱298,650.00	
Net Unit Price				₱4,957,590.00		₱1,150,000.00		₱6,107,590.00	
Reservation Fee				₱40,000.00		₱15,000.00		₱55,000.00	
Down Payment		0.00%	0	month	₱0.00		₱0.00		
Monthly Installment		100.00%	79	months	₱62,247.97		₱14,367.09		
Retention		0.00%	79th	month	₱0.00		₱0.00		
6% Closing Fees		6.00%	78th	month	₱297,455.40		₱69,000.00		
					₱366,455.40				

OPTION: 3 10% Down Payment / 20% in 77 Months / 70% Retention									
				Unit	Parking		Total		
Unit Price				₱5,973,000.00	₱1,150,000.00		₱7,123,000.00		
Less: Payment Scheme Discount		5.50%		₱328,515.00	₱0.00		₱328,515.00		
Less: Launch Discount		5.00%		₱298,650.00	₱0.00		₱298,650.00		
Net Unit Price				₱5,345,835.00	₱1,150,000.00		₱6,495,835.00		
Reservation Fee				₱40,000.00	₱15,000.00		₱55,000.00		
Down Payment		10.00%	1 month	₱494,583.50	₱100,000.00		₱594,583.50		
Monthly Installment		20.00%	77 months	₱13,885.29	₱2,987.01		₱16,872.30		
Retention		70.00%	79th month	₱3,742,084.50	₱805,000.00		₱4,547,084.50		
Closing Fee		6.00%	78th month	₱320,750.10	₱69,000.00		₱389,750.10		

OPTION 4: No Down Payment / 20% in 78 Months / 80% Retention							
				Unit	Parking	Total	
Unit Price				₱5,973,000.00	₱1,150,000.00	₱7,123,000.00	
Less: Launch Discount		5.00%		₱298,650.00	₱0.00	₱298,650.00	
Net Unit Price				₱5,674,350.00	₱1,150,000.00	₱6,824,350.00	
Reservation Fee				₱40,000.00	₱15,000.00	₱55,000.00	
Down Payment		0.00%	0 month	₱0.00	₱0.00	₱0.00	
Monthly Installment		20.00%	78 months	₱14,036.79	₱2,756.41	₱16,793.21	
Retention		80.00%	79th month	₱4,539,480.00	₱920,000.00	₱5,459,480.00	
Closing Fee		6.00%	78th month	₱340,461.00	₱69,000.00	₱409,461.00	

OPTION 5: 0% Down Payment / 15% in 73 Months / 5% Annual Payments / 80% Retention									
				Unit	Parking		Total		
Unit Price				₱5,973,000.00	₱1,123,500.00		₱7,096,500.00		
Less: Launch Discount		5.00%		₱298,650.00	₱0.00		₱298,650.00		
Net Unit Price				₱5,674,350.00	₱1,123,500.00		₱6,797,850.00		
Reservation Fee				₱40,000.00	₱0.00		₱40,000.00		
Down Payment		0.00%	0 month	₱0.00	₱0.00		₱0.00		
Monthly Installment		15.00%	73 months	₱11,111.68	₱2,308.56		₱13,420.24		
Annual Payments (1%/year)		5.00%	5 months	₱56,743.50	₱11,235.00		₱67,978.50		
Retention		80.00%	79th month	₱4,539,480.00	₱898,800.00		₱5,438,280.00		
Closing Fee		6.00%	78th month	₱340,461.00	₱67,410.00		₱407,871.00		

1. Refer to the project Pricelist and Payment Scheme memo for further details.
2. For any discrepancies between this sample computation and that of the official pricelist, the latter shall prevail.
3. Price, availability of unit and parking slot and other details appearing herein are subject to change without prior notice.
4. The Developer reserves the right to correct any errors appearing herein at anytime including, but not limited to, those resulting from typographical errors.
5. The 6% closing fees are net of unit and parking contract price.
6. The client must submit the following to book the unit:
- Photocopy of valid ID

- Reservation check payable to Robinsons Land Corporation

- Signed and accomplished Buyer's Information Sheet

- Signed and accomplished Reservation Agreement

- Other documents Operations Department may require