

ONE MANCHESTER PLACE

@ Mactan Newtown, Lapu-Lapu, Mactan, CEBU Philippines

SAMPLE COMPUTATION

Floor 15 th Floor Cluster 3
 Unit 15 C
 Area 58.10 sq. mtrs.

Unit Type: 1 Bedroom + Balcony

OPTION 1

Contract Price	6,925,520.00
CASH TERM	
Contract Price	6,925,520.00
Less: 15 % discount	1,038,828.00
Reservation	25,000.00
Balance due after 1 month	5,861,692.00

OPTION 4

Contract Price	6,925,520.00
10 % Downpayment	692,552.00
Less: Reservation	25,000.00
Due after 1 month from Reservation	667,552.00
50 % in 48 months Monthly payments	3,462,760.00 72,140.83
40 % upon Turn-over	2,770,208.00

OPTION 2

Contract Price	6,925,520.00
30 % Downpayment	2,077,656.00
Less: 12% discount	249,318.72
Less: Reservation	25,000.00
Due after 1 month from Reservation	1,803,337.28
30 % in 48 months Monthly payments	2,077,656.00 43,284.50
40 % upon Turn-over	2,770,208.00

OPTION 5 / NO DOWNPAYMENT

Contract Price	6,925,520.00
Less: Reservation	25,000.00
Net Contract Price	6,900,520.00
Monthly Amortization	
10,000.00 / mo. 1st to 12th months	120,000.00
12,000.00 / mo. 13th to 24th months	144,000.00
25,000.00 / mo. 25th to 36th months	300,000.00
35,000.00 / mo. 37th to 48th months	420,000.00
	984,000.00
6 % Lumpsum on the 12th mo.	414,031.20
6 % Lumpsum on the 24th mo.	414,031.20
6 % Lumpsum on the 36th mo.	414,031.20
6 % Lumpsum on the 48th mo.	414,031.20
	1,656,124.80
Balance upon Turn-over	4,260,395.20

OPTION 3

Contract Price	6,925,520.00
20 % Downpayment	1,385,104.00
Less: 10% discount	138,510.40
Less: Reservation	25,000.00
Due after 1 month from Reservation	1,221,593.60
Monthly payments 27,000.00 /mo 1st to 48th months	1,296,000.00
5 % Lumpsum on the 12th mo.	346,276.00
5 % Lumpsum on the 24th mo.	346,276.00
5 % Lumpsum on the 36th mo.	346,276.00
	1,038,828.00
Balance upon Turn-over	3,205,588.00

Turn over date:

Note: Notwithstanding the above payment terms, all outstanding balances shall become due and demandable upon turnover.

Inclusive of Vat, Exclusive of Taxes and Fees

	INPUT AREA
Unit Floor	15
Unit (Letter only)	C
Cluster	3
Area of Unit	58.10
Input Price	6,925,520.00