

ONE MANCHESTER PLACE

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

SAMPLE COMPUTATION

Floor 17 th Floor Cluster 3
 Unit 17 I
 Area 70.80 sq. mtrs.

Unit Type: 2 Bedroom + Balcony

OPTION 1

Contract Price	8,474,760.00
CASH TERM	
Contract Price	8,474,760.00
Less: 15 % discount	1,271,214.00
Reservation	25,000.00
Balance due after 1 month	7,178,546.00

OPTION 4

Contract Price	8,474,760.00
10 % Downpayment	847,476.00
Less: Reservation	25,000.00
Due after 1 month from Reservation	822,476.00
50 % in 48 months Monthly payments	4,237,380.00 88,278.75
40 % upon Turn-over	3,389,904.00

OPTION 2

Contract Price	8,474,760.00
30 % Downpayment	2,542,428.00
Less: 12% discount	305,091.36
Less: Reservation	25,000.00
Due after 1 month from Reservation	2,212,336.64
30 % in 48 months Monthly payments	2,542,428.00 52,967.25
40 % upon Turn-over	3,389,904.00

OPTION 5 / NO DOWNPAYMENT

Contract Price	8,474,760.00
Less: Reservation	25,000.00
Net Contract Price	8,449,760.00
Monthly Amortization	
20,000.00 / mo. 1st to 12th months	240,000.00
22,000.00 / mo. 13th to 24th months	264,000.00
30,000.00 / mo. 25th to 36th months	360,000.00
40,000.00 / mo. 37th to 48th months	480,000.00
	1,344,000.00
6 % Lumpsum on the 12th mo.	506,985.60
6 % Lumpsum on the 24th mo.	506,985.60
6 % Lumpsum on the 36th mo.	506,985.60
6 % Lumpsum on the 48th mo.	506,985.60
	2,027,942.40
Balance upon Turn-over	5,077,817.60

OPTION 3

Contract Price	8,474,760.00
20 % Downpayment	1,694,952.00
Less: 10% discount	169,495.20
Less: Reservation	25,000.00
Due after 1 month from Reservation	1,500,456.80
Monthly payments 27,000.00 /mo 1st to 48th months	1,296,000.00
5 % Lumpsum on the 12th mo.	423,738.00
5 % Lumpsum on the 24th mo.	423,738.00
5 % Lumpsum on the 36th mo.	423,738.00
	1,271,214.00
Balance upon Turn-over	4,212,594.00

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	17	
First Unit (Letter only)	1	
Cluster	3	
Area of first unit		70.8
Input Price	8,474,760.00	