

# ONE MANCHESTER PLACE

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

## SAMPLE COMPUTATION

Floor                    2 th Floor                    Cluster 3  
 Unit                    2 G  
 Area                    92.10                    sq. mtrs.

Unit Type:                    3 Bedroom + Balcony

### OPTION 1

Contract Price	10,702,020.00
<b>CASH TERM</b>	
Contract Price	10,702,020.00
Less:            15 % discount	1,605,303.00
Reservation	25,000.00
Balance due after 1 month	9,071,717.00

### OPTION 4

Contract Price	10,702,020.00
10 % Downpayment	1,070,202.00
Less:            Reservation	25,000.00
Due after 1 month from Reservation	1,045,202.00
50 % in            48 months	5,351,010.00
Monthly payments	111,479.38
40 % upon Turn-over	4,280,808.00

### OPTION 2

Contract Price	10,702,020.00
30 % Downpayment	3,210,606.00
Less:            12% discount	385,272.72
Less:            Reservation	25,000.00
Due after 1 month from Reservation	2,800,333.28
30 % in            48 months	3,210,606.00
Monthly payments	66,887.63
40 % upon Turn-over	4,280,808.00

### OPTION 5 / NO DOWNPAYMENT

Contract Price	10,702,020.00
Less:            Reservation	25,000.00
Net Contract Price	10,677,020.00
<b>Monthly Amortization</b>	
30,000.00 / mo.	
1st to 12th months	360,000.00
32,000.00 / mo.	
13th to 24th months	384,000.00
40,000.00 / mo.	
25th to 36th months	480,000.00
50,000.00 / mo.	
37th to 48th months	600,000.00
	1,824,000.00
6 % Lumpsum on the 12th mo.	640,621.20
6 % Lumpsum on the 24th mo.	640,621.20
6 % Lumpsum on the 36th mo.	640,621.20
6 % Lumpsum on the 48th mo.	640,621.20
	2,562,484.80
Balance upon Turn-over	6,290,535.20

### OPTION 3

Contract Price	10,702,020.00
20 % Downpayment	2,140,404.00
Less:            10% discount	214,040.40
Less:            Reservation	25,000.00
Due after 1 month from Reservation	1,901,363.60
Monthly payments	
27,000.00 /mo	1,296,000.00
1st to 48th months	
5 % Lumpsum on the 12th mo.	535,101.00
5 % Lumpsum on the 24th mo.	535,101.00
5 % Lumpsum on the 36th mo.	535,101.00
	1,605,303.00
Balance upon Turn-over	5,660,313.00

*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	2
Unit (Letter only )	G
Cluster	3
Area of Unit	92.10
Input Price	10,702,020.00