

# ONE MANCHESTER PLACE

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

## SAMPLE COMPUTATION

Floor                    3 th Floor            Cluster 3  
 Unit                    3 J  
 Area                    42.70            sq. mtrs.

Unit Type:                    Executive Studio + Balcony

### OPTION 1

Contract Price	4,972,415.00
<b>CASH TERM</b>	
Contract Price	4,972,415.00
Less:            15 % discount	745,862.25
Reservation	25,000.00
Balance due after 1 month	4,201,552.75

### OPTION 4

Contract Price	4,972,415.00
10 % Downpayment	497,241.50
Less:            Reservation	25,000.00
Due after 1 month from Reservation	472,241.50
50 % in            48 months Monthly payments	2,486,207.50 51,795.99
40 % upon Turn-over	1,988,966.00

### OPTION 2

Contract Price	4,972,415.00
30 % Downpayment	1,491,724.50
Less:            12% discount	179,006.94
Less:            Reservation	25,000.00
Due after 1 month from Reservation	1,287,717.56
30 % in            48 months Monthly payments	1,491,724.50 31,077.59
40 % upon Turn-over	1,988,966.00

### OPTION 5 / NO DOWNPAYMENT

Contract Price	4,972,415.00
Less:            Reservation	25,000.00
Net Contract Price	4,947,415.00
<b>Monthly Amortization</b>	
8,000.00 / mo.	
1st to12th months	96,000.00
10,000.00 / mo.	
13th to24th months	120,000.00
20,000.00 / mo.	
25th to 36th months	240,000.00
30,000.00 / mo.	
37th to 48th months	360,000.00
	816,000.00
6 % Lumpsum on the 12th mo.	296,844.90
6 % Lumpsum on the 24th mo.	296,844.90
6 % Lumpsum on the 36th mo.	296,844.90
6 % Lumpsum on the 48th mo.	296,844.90
	1,187,379.60
Balance upon Turn-over	2,944,035.40

### OPTION 3

Contract Price	4,972,415.00
20 % Downpayment	994,483.00
Less:            10% discount	99,448.30
Less:            Reservation	25,000.00
Due after 1 month from Reservation	870,034.70
Monthly payments	
27,000.00 /mo	1,296,000.00
1st to48th months	
5 % Lumpsum on the 12th mo.	248,620.75
5 % Lumpsum on the 24th mo.	248,620.75
5 % Lumpsum on the 36th mo.	248,620.75
	745,862.25
Balance upon Turn-over	1,936,069.75

*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	3
Unit (Letter only )	J
Cluster	3
Area of Unit	42.70
Input Price	4,972,415.00