



Sample Computation



Client's Name:							Unit Classification: #N/A	Reservation Date:
Unit No:	806						Unit Category: Studio w/ Balcony	September 28, 2021
Total Saleable Area:	24.76 sqm						AVAILABLE	
Payment Terms	95% Spot - 5% Retention	Deferred Cash in	Spot 20%-80%	20% Spread	10% Spread	10% SPECIAL	MONTHS	PAYMENT SCHEDULE
Selling Price:	3,153,866.41	3,153,866.41	3,153,866.41	3,153,866.41	3,153,866.41	3,153,866.41		
Standard Discount:	(149,808.65)	(94,615.99)	(31,538.66)	-	-	-		
Additional Discount:	-	-	-	-	-	-		
TSP Net of Discount:	3,004,057.75	3,059,250.41	3,122,327.74	3,153,866.41	3,153,866.41	3,153,866.41		
Transfer Fee	205,001.32	205,001.32	205,001.32	205,001.32	205,001.32	205,001.32		
VAT:	-	-	-	-	-	-		
Total Contract Price:	3,209,059.07	3,264,251.73	3,327,329.06	3,358,867.72	3,358,867.72	3,358,867.72		
Reservation Fee	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00		September 28, 2021
Monthly Amortization	3,023,606.11	67,484.41	640,465.81	13,474.45	6,476.81	6,000.00	1	October 28, 2021
		67,484.41		13,474.45	6,476.81	6,000.00	2	November 28, 2021
		67,484.41		13,474.45	6,476.81	6,000.00	3	December 28, 2021
		67,484.41		13,474.45	6,476.81	6,000.00	4	January 28, 2022
		67,484.41		13,474.45	6,476.81	6,000.00	5	February 28, 2022
		67,484.41		13,474.45	6,476.81	6,000.00	6	March 28, 2022
		67,484.41		13,474.45	6,476.81	6,000.00	7	April 28, 2022
		67,484.41		13,474.45	6,476.81	6,000.00	8	May 28, 2022
		67,484.41		13,474.45	6,476.81	6,000.00	9	June 28, 2022
		67,484.41		13,474.45	6,476.81	6,000.00	10	July 28, 2022
		67,484.41		13,474.45	6,476.81	6,000.00	11	August 28, 2022
		67,484.41		13,474.45	6,476.81	6,000.00	12	September 28, 2022
		67,484.41		13,474.45	6,476.81	7,000.00	13	October 28, 2022
		67,484.41		13,474.45	6,476.81	7,000.00	14	November 28, 2022
		67,484.41		13,474.45	6,476.81	7,000.00	15	December 28, 2022
		67,484.41		13,474.45	6,476.81	7,000.00	16	January 28, 2023
		67,484.41		13,474.45	6,476.81	7,000.00	17	February 28, 2023
		67,484.41		13,474.45	6,476.81	7,000.00	18	March 28, 2023
		67,484.41		13,474.45	6,476.81	7,000.00	19	April 28, 2023
		67,484.41		13,474.45	6,476.81	7,000.00	20	May 28, 2023
		67,484.41		13,474.45	6,476.81	7,000.00	21	June 28, 2023
		67,484.41		13,474.45	6,476.81	7,000.00	22	July 28, 2023
		67,484.41		13,474.45	6,476.81	7,000.00	23	August 28, 2023
		67,484.41		13,474.45	6,476.81	7,000.00	24	September 28, 2023
		67,484.41		13,474.45	6,476.81	8,000.00	25	October 28, 2023
		67,484.41		13,474.45	6,476.81	8,000.00	26	November 28, 2023
		67,484.41		13,474.45	6,476.81	8,000.00	27	December 28, 2023
		67,484.41		13,474.45	6,476.81	8,000.00	28	January 28, 2024
		67,484.41		13,474.45	6,476.81	8,000.00	29	February 28, 2024
		67,484.41		13,474.45	6,476.81	8,000.00	30	March 28, 2024
		67,484.41		13,474.45	6,476.81	8,000.00	31	April 28, 2024
		67,484.41		13,474.45	6,476.81	8,000.00	32	May 28, 2024
		67,484.41		13,474.45	6,476.81	8,000.00	33	June 28, 2024
		67,484.41		13,474.45	6,476.81	8,000.00	34	July 28, 2024
		67,484.41		13,474.45	6,476.81	8,000.00	35	August 28, 2024
		67,484.41		13,474.45	6,476.81	8,000.00	36	September 28, 2024
		67,484.41		13,474.45	6,476.81	10,000.00	37	October 28, 2024
		67,484.41		13,474.45	6,476.81	10,000.00	38	November 28, 2024
		67,484.41		13,474.45	6,476.81	10,000.00	39	December 28, 2024
		67,484.41		13,474.45	6,476.81	10,000.00	40	January 28, 2025
		67,484.41		13,474.45	6,476.81	10,000.00	41	February 28, 2025
		67,484.41		13,474.45	6,476.81	10,000.00	42	March 28, 2025
		67,484.41		13,474.45	6,476.81	10,000.00	43	April 28, 2025
		67,484.41		13,474.45	6,476.81	10,000.00	44	May 28, 2025
		67,484.41		13,474.45	6,476.81	10,000.00	45	June 28, 2025
		67,484.41		13,474.45	6,476.81	10,000.00	46	July 28, 2025
		67,484.41		13,474.45	6,476.81	10,000.00	47	August 28, 2025
		67,484.41		13,474.45	6,476.81	10,000.00	48	September 28, 2025
Turnover Balance	160,452.95	(0.00)	2,661,863.25	2,687,094.18	3,022,980.95	2,961,867.72	49	October 28, 2025
		(0.0000)	0.8000	0.8000	0.9000	0.8818		

ESTIMATED BANK LOAN AMORTIZATION - 90% balance				
INTEREST RATE	10 YEARS	MONTHLY INCOME REQUIRED	15 YEARS	MONTHLY INCOME REQUIRED
5.50%	32,144.05	107,146.83	24,200.93	80,669.77
6.00%	32,882.80	109,609.35	24,993.92	83,313.08
6.50%	33,631.41	112,104.70	25,801.05	86,003.49
7.00%	34,389.80	114,632.65	26,622.10	88,740.35

Important Notes:

- Reservation fee of is non-transferable/non-refundable.
- Units with prices more than **P3,199,200.00** are subject to VAT. Penalties will apply for late payments.
- Bank Financing/HDMF Financing are subject to the approval of the respective institution.
- Prices and terms are subject to change without prior notice.
- No broker or agent is authorized to receive or issue receipts for payments in behalf of the developer
- Please make checks payable to **Juanito King & Sons, Inc.**
- The Developer shall reserve the right to correct figures / typographical errors

Prepared By:

Broker Sales Officer