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SPECIAL PACKAGE COMPUTATION

CLIENT'S NAME	:		
PROJECT NAME	:	GRAND MESA RESIDENCES	
UNIT NUMBER	:	319	
TOWER	:	TOWER 2	
UNIT TYPE	:	2BR	
LIVEABLE AREA	:	37.50	SQM.
BALCONY AREA	:	3.30	SQM.
GROSS AREA	:	40.80	SQM.

TOTAL SELLING PRICE	:		Php5,281,643.77
Less: Promo Discount on TSP	:		
NET SELLING PRICE	:		Php5,281,643.77
Add: VAT	:	12.0%	Php633,797.25
Add: Legal & Misc. Fees	:	10.0%	Php528,164.38
TOTAL CONTRACT PRICE	:		Php6,443,605.39
Equity down Payment	:	15.0%	Php966,540.81
less: Equity Discount	:		
less: Reservation Fee	:		Php20,000.00
Net Equity Payment	:		Php946,540.81
Straight Monthly Equity	:	19	Php49,817.94

TERMS (STEP UP)		Percentage	No. of Months	Monthly Equity
1st to 6th month	:	25%	6	Php39,439.20
7th to 13th month	:	30%	7	Php40,566.03
14th to 19th month	:	45%	8	Php53,242.92

FULL BALANCE (TCP)	:	85.0%	Php5,477,064.58

BANK FINANCING

Estimated Monthly Amortization

Term	Interest Rate	Factor Rate	Amount	Income requirement
5	8.0%	0.02027639	Php111,055.12	Php336,530.67
10	8.0%	0.01213276	Php66,451.91	Php201,369.42
15	8.0%	0.00955652	Php52,341.68	Php158,611.16
20	8.0%	0.00836440	Php45,812.36	Php138,825.34

PAG-IBIG FINANCING

Estimated Monthly Amortization

Term	Interest Rate	Factor Rate	Amount	Income requirement
5	6.375%	0.01950765	Php106,844.67	Php305,270.48
10	6.375%	0.01129130	Php61,843.18	Php176,694.80
15	6.375%	0.00864250	Php47,335.55	Php135,244.43
20	6.375%	0.00738232	Php40,433.46	Php115,524.17
30	6.375%	0.00623870	Php34,169.76	Php97,627.88

Fixed for five (5) years

Sample Computation for Interest rate is at 6.5% fixed for five (5) years only

A. Prices are subject to change without prior notice.

B. Bank Fees rates may vary per bank.

APPLICABLE PROMO/DISCOUNTS

CIRCULAR NO.	DESCRIPTION	DISCOUNT / PROMO INCLUSION

**Combined Units

Prepared by: **Conformed:**

-		-
Date:		Date: