

ANNEX A:
SAMPLE PACKAGE COMPUTATION

DATE :09-Mar-23

PAGE:1 of 3

SPECIAL PACKAGE COMPUTATION

CLIENT'S NAME	:	
PROJECT NAME	:	GRAND MESA RESIDENCES
UNIT NUMBER	:	610
TOWER	:	TOWER 2
UNIT TYPE	:	1BR
LIVEABLE AREA	:	25.00 SQM.
BALCONY AREA	:	SQM.
GROSS AREA	:	25.00 SQM.

TOTAL SELLING PRICE	:	Php3,101,969.03
Less: Promo Discount on TSP	:	
NET SELLING PRICE	:	Php3,101,969.03

Add: VAT	:	12.0%
Add: Legal & Misc. Fees	:	10.0% Php310,196.90

TOTAL CONTRACT PRICE	:	Php3,412,165.93
----------------------	---	-----------------

Equity down Payment	:	10.0% Php341,216.59
less: Equity Discount	:	
less: Reservation Fee	:	Php20,000.00
Net Equity Payment	:	Php321,216.59

Straight Monthly Equity	:	19 Php16,906.14
-------------------------	---	-----------------

TERMS (STEP UP)		Percentage	No. of Months	Monthly Equity
1st to 6th month	:	25%	6	Php13,384.02
7th to 13th month	:	30%	7	Php13,766.43
14th to 19th month	:	45%	8	Php18,068.43

FULL BALANCE (TCP)	:	90.0% Php3,070,949.34
--------------------	---	-----------------------

BANK FINANCING				
Estimated Monthly Amortization				
Term	Interest Rate	Factor Rate	Amount	Income requirement
5	8.0%	0.02027639	Php62,267.78	Php188,690.24
10	8.0%	0.01213276	Php37,259.09	Php112,906.33
15	8.0%	0.00955652	Php29,347.59	Php88,932.09
20	8.0%	0.00836440	Php25,686.65	Php77,838.34

PAG-IBIG FINANCING				
Estimated Monthly Amortization				
Term	Interest Rate	Factor Rate	Amount	Income requirement
5	6.375%	0.01950765	Php59,907.01	Php171,162.89
10	6.375%	0.01129130	Php34,675.01	Php99,071.46
15	6.375%	0.00864250	Php26,540.69	Php75,830.54
20	6.375%	0.00738232	Php22,670.74	Php64,773.54
30	6.375%	0.00623870	Php19,158.73	Php54,739.22

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:_____