





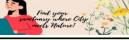






Grand Mesa Residences strategically located at Pearl Street Fairvew Quezon City 5 minutes away from La Mesa Eco Park and walking distance from MRT 7 Regalado Station

Station
FEATURE:
- 1.5 Storey Midrise Condominium Project with 2
Floors of Amenity Area
- Hotel Type (Cherry Home)
- Automatic Units with Smart Home Ready
- High Celling (3.05) with Loft Units





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	2 BEDROOM With BALCONY - TOWER 1							2 BEDROOM With BALCONY - TOWER 1				SOLD		
UNIT NUMBER		315		1517		1519	UNIT NUMBER	1520		1628		322		
LIVEABLE		37.5 SQM		37.97 SQM		SQM	LIVEABLE	37.5 SQM		37.97 SQM		25 SQM		
BALCONY AREA	2.04 SQM		5.1 SQM		5.1 SQM		BALCONY AREA	2.04 SQM		5.1 SQM		2.04 SQM		
GROSS AREA	39.54 SQM		43.1 SQM		43.1 SQM		GROSS AREA	39.54 SQM		43.07 SQM		27.04 SQM		
TOTAL SELLING PRICE		4,291,451.98		5,099,532.91		5,099,532.91	TOTAL SELLING PRICE		4,645,359.98		5,119,827.47		2,693,205.21	
Less: Promo Discount on TSP		200,000.00		200,000.00		200,000.00	Less: Promo Discount on TSP		200,000.00		200,000.00		200,000.00	
NET SELLING PRICE		4,091,451.98		4,899,532.91		4,899,532.91	NET SELLING PRICE		4,445,359.98		4,919,827.47		2,493,205.21	
Add: VAT	12%	490,974.24	12%	587,943.95	12%	587,943.95	Add: VAT	12%	533,443.20	12%	590,379.30	12%		
Add: Legal & Misc. Fees	10%	429,145.20	10%	509,953.29	10%	509,953.29	Add: Legal & Misc. Fees	10%	464,536.00	10%	511,982.75	10%	269,320.52	
TOTAL CONTRACT PRICE		5,011,571.42		5,997,430.15		5,997,430.15	TOTAL CONTRACT PRICE		5,443,339.18		6,022,189.51		2,762,525.73	
Equity down Payment	10%	501,157.14	10%	599,743.02	10%	599,743.02	Equity down Payment	10%	544,333.92	10%	602,218.95	10%	276,252.57	
less: Promo Discount on Equity		-		-		-	less: Promo Discount on Equity		-		-		-	
less: Reservation Fee		20,000.00		20,000.00		20,000.00	less: Reservation Fee		20,000.00		20,000.00		20,000.00	
Net Equity Payment		481,157.14		579,743.02		579,743.02	Net Equity Payment		524,333.92		582,218.95		256,252.57	
Monthly Equity	13	37,012.09	13	44,595.62	13	44,595.62	Monthly Equity	13	40,333.38	13	44,786.07	13	19,711.74	
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STEP UP PAYMENT							STEP UP PAYMENT							
1st Month to 4th Months	25%	30,072.32	25%	36,233.94	25%	36,233.94	1st Month to 6th Months	25%	32,770.87	25%	36,388.68	25%	16,015.79	
5th Months to 8th Months	35%	33,681.00	35%	40,582.01	35%	40,582.01	7th Month to 13th Month	35%	36,703.37	35%	40,755.33	35%	17,937.68	
9th Months to 13th Months	40%	48,115.71	40%	57,974.30	40%	57,974.30	14th to 19th Month	40%	52,433.39	40%	58,221.90	40%	25,625.26	
FULL BALANCE (TCP)	90%	4,510,414.27	90%	5,397,687.14	90%	5,397,687.14	FULL BALANCE (TCP)	90%	4,899,005.26	90%	5,419,970.56	90%	2,486,273.16	
PAG-IBG MONTHLY							PAG-IBG MONTHLY							
AMORTIZATION	TION							AMORTIZATION						
15 years		38,981.27		46,649.53		46,649.53	15 years		42,339.67		46,842.12		21,487.62	
20 years	33,297.34		39,847.47		39,847.47		20 years		36,166.04		40,011.97		18,354.47	
25 years	30,103.28		36,025.09				25 years		32,696.81		36,173.82		16,593.82	
30 years		28,139.12		33,674.55		33,674.55	30 years		30,563.42		33,813.56		15,511.11	
INCOME REQUIREMENTS	:QUIREMENTS							INCOME REQUIREMENTS						
15 years		111,375.06		133,284.37		133,284.37	15 years		120,970.49		133,834.61		61,393.21	
20 years		95,135.24		113,849.92		113,849.92	20 years		103,331.54		114,319.93		52,441.35	
25 years		86,009.38		102,928.84		102,928.84	25 years		93,419.45		103,353.77		47,410.90	
30 years		80,397.48		96,212.99		96,212.99	30 years		87,324.05		96,610.19		44,317.46	