

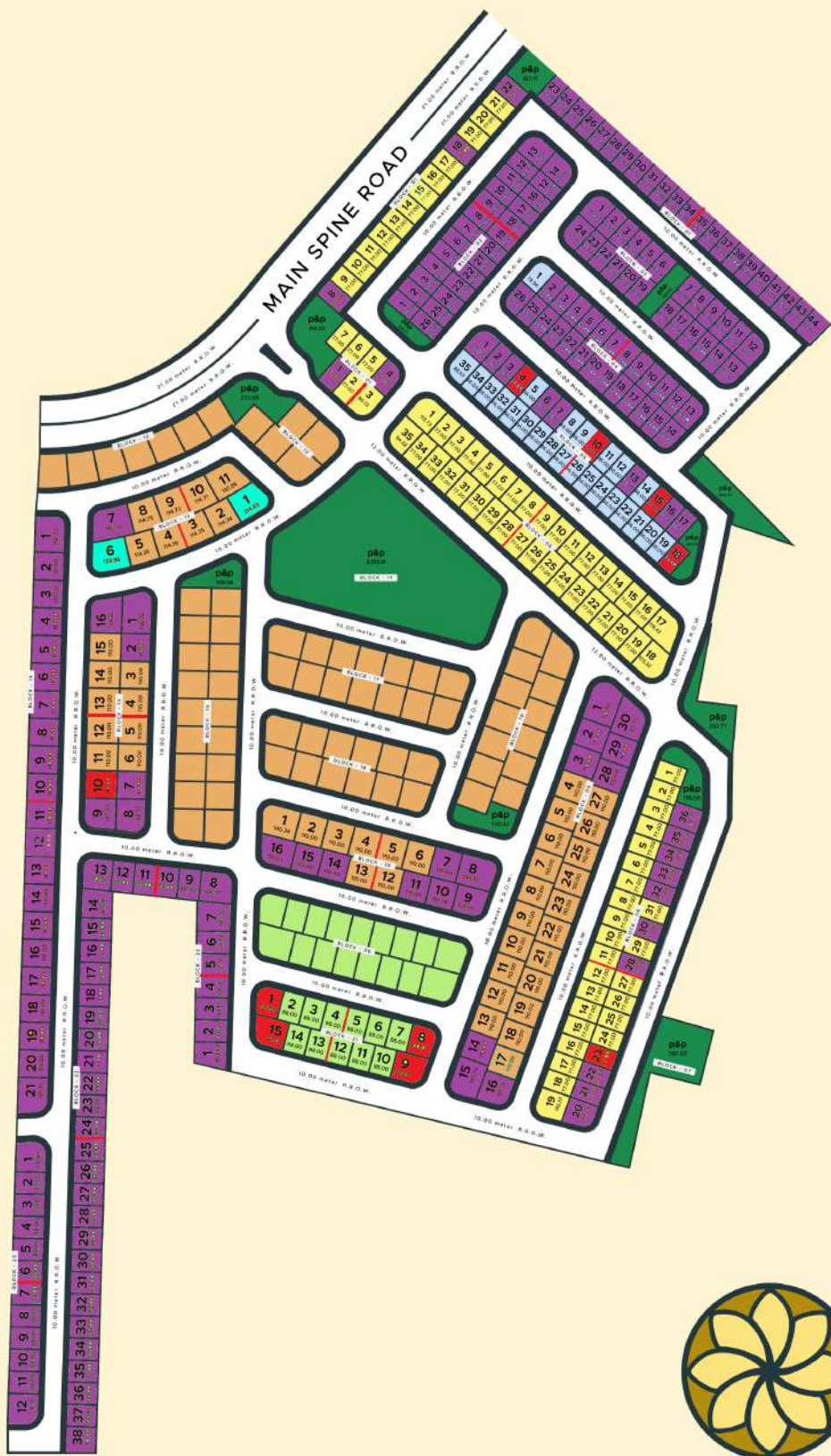


-  Sold
-  Magnum
-  Rocca
-  Vita
-  Oro
-  Fresco
-  For Evaluation
-  Hold for 3 days



INTALIO
ESTATES

AS OF AUGUST 08, 2023 | 6:00 PM



- Sold
- Magnum
- Vita
- Oro
- Fresco
- Hold for 3 days
- For Evaluation



INTALIO
ESTATES

AS OF AUGUST 07, 2023 | 6:00 PM

Sample Computation

Phase	1
Block	13
Lot	18
Unit	FRESCO
Firewall Orientation	SA
Actual Lot Area	66
Floor Area	45
Remaining Equity (in months)	17



FRESCO SAMPLE COMPUTATION		
Total Selling Price	:	2,267,100.00
Less: RF Discount (Promo)	:	-
Less: TSP Discount (Promo)	:	(48,000.00)
Net Total Selling Price	:	2,219,100.00
Add: 12% Vat	:	-
Add: Legal & Misc. Fees	:	226,710.00
Total Contract Price	:	2,445,810.00

STANDARD EQUITY COMPUTATION		
Down Payment (20%)	:	489,162.00
Holding Fee	:	(15,000.00)
Less: Promo for the Month	:	-
Net Equity Payment	:	474,162.00
Monthly Equity (17 months)	:	27,891.88
Loanable Amount (80%)	:	1,956,648.00

STEP UP EQUITY COMPUTATION		
Downpayment (0.1)	:	229,581.00
20%	:	7,652.70
30%	:	11,479.05
50%	:	22,958.10
Loanable Amount (0.9)	:	2,201,229.00

BANK FINANCING					
No. of years	Rate	Standard (20%)		Step-up (%)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	38,743.98	117,405.99	43,586.97	132,081.73
10 yrs	7.0%	22,718.34	68,843.46	25,558.14	77,448.89
15 yrs	7.0%	17,586.91	53,293.65	19,785.27	59,955.36
20 yrs	7.0%	15,169.87	45,969.31	17,066.11	51,715.47

Step Up in %		10%
Step Up in Months	1st	6
	2nd	6
	3rd	5
		17

***Official Selling Price shall be based on the signed/approved Annex A
 ***The developer has the right to correct any typo error in this pricelist
 ***Availability of the unit will be based on the Inventory Map released by the Sales Department

Sample Computation

Phase	1
Block	16
Lot	2
Unit	MAGNUM
Firewall Orientation	SA
Actual Lot Area	110
Floor Area	90
Remaining Equity (in months)	10



MAGNUM SAMPLE COMPUTATION		
Total Selling Price	:	5,117,285.08
Less: RF Discount (Promo)	:	-
Less: TSP Discount (Promo)	:	(128,000.00)
Net Total Selling Price	:	4,989,285.08
Add: 12% Vat	:	614,074.21
Add: Legal & Misc. Fees	:	511,728.51
Total Contract Price	:	6,115,087.80

STANDARD EQUITY COMPUTATION		
Down Payment (20%)	:	1,223,017.56
Holding Fee	:	(15,000.00)
Less: Promo for the Month	:	-
Net Equity Payment		1,208,017.56
Monthly Equity (10 months)	:	120,801.76
Loanable Amount (80%)	:	4,892,070.24

STEP UP EQUITY COMPUTATION		
Downpayment (0.1)	:	596,508.78
25%	:	37,281.80
35%	:	69,592.69
40%	:	79,534.50
Loanable Amount (0.9)	:	5,503,579.02

BANK FINANCING					
No. of years	Rate	Standard (20%)		Step-up (%)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.5%	98,027.05	297,051.67	110,280.43	334,183.13
10 yrs	7.5%	58,069.74	175,968.91	65,328.46	197,965.02
15 yrs	7.5%	45,350.10	137,424.53	51,018.86	154,602.60
20 yrs	7.5%	39,410.18	119,424.80	44,336.46	134,352.90

Step Up in %		10%
Step Up in Months	1st	4
	2nd	3
	3rd	3
		10

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Sample Computation

Phase	1
Block	25
Lot	10
Unit	ROCCA PLUS
Firewall Orientation	SA
Actual Lot Area	99
Floor Area	85.34
Remaining Equity (in months)	19



ROCCA PLUS SAMPLE COMPUTATION		
Total Selling Price	:	4,617,239.35
Less: RF Discount (Promo)	:	-
Less: TSP Discount (Promo)	:	(108,000.00)
Net Total Selling Price	:	4,509,239.35
Add: 12% Vat	:	554,068.72
Add: Legal & Misc. Fees	:	461,723.94
Total Contract Price	:	5,525,032.01

STANDARD EQUITY COMPUTATION		
Down Payment (20%)	:	1,105,006.40
Holding Fee	:	(15,000.00)
Less: Promo for the Month	:	-
Net Equity Payment	:	1,090,006.40
Monthly Equity (19 months)	:	57,368.76
Loanable Amount (80%)	:	4,420,025.61

STEP UP EQUITY COMPUTATION		
Downpayment (0.1)	:	537,503.20
25%	:	19,196.54
35%	:	31,354.35
40%	:	35,833.55
Loanable Amount (0.9)	:	4,972,528.81

BANK FINANCING					
No. of years	Rate	Standard (20%)		Step-up (%)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	87,521.80	265,217.59	98,462.03	298,369.79
10 yrs	7.0%	51,320.25	155,515.89	57,735.28	174,955.38
15 yrs	7.0%	39,728.44	120,389.21	44,694.49	135,437.86
20 yrs	7.0%	34,268.41	103,843.67	38,551.96	116,824.13

Step Up in %		10%
Step Up in Months	1st	7
	2nd	6
	3rd	6
		19

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Sample Computation

Phase	1
Block	2
Lot	11
Unit	VITA
Firewall Orientation	F2F
Actual Lot Area	88
Floor Area	70
Remaining Equity (in months)	19



VITA SAMPLE COMPUTATION		
Total Selling Price	:	3,446,260.13
Less: RF Discount (Promo)	:	-
Less: TSP Discount (Promo)	:	(88,000.00)
Net Total Selling Price	:	3,358,260.13
Add: 12% Vat	:	413,551.22
Add: Legal & Misc. Fees	:	344,626.01
Total Contract Price	:	4,116,437.35

STANDARD EQUITY COMPUTATION		
Down Payment (20%)	:	823,287.47
Holding Fee	:	(15,000.00)
Less: Promo for the Month	:	-
Net Equity Payment		808,287.47
Monthly Equity (19 months)	:	42,541.45
Loanable Amount (80%)	:	3,293,149.88

STEP UP EQUITY COMPUTATION		
Downpayment (0.1)	:	396,643.74
25%	:	14,165.85
35%	:	23,137.55
40%	:	26,442.92
Loanable Amount (0.9)	:	3,704,793.62

BANK FINANCING					
No. of years	Rate	Standard (20%)		Step-up (%)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	65,208.31	197,600.95	73,359.35	222,301.07
10 yrs	7.0%	38,236.26	115,867.46	43,015.80	130,350.89
15 yrs	7.0%	29,599.76	89,696.25	33,299.73	100,908.28
20 yrs	7.0%	25,531.76	77,368.96	28,723.23	87,040.08

Step Up in %		10%
Step Up in Months	1st	7
	2nd	6
	3rd	6
		19

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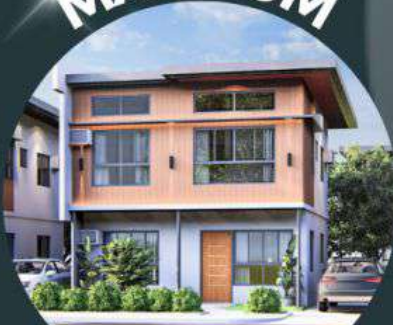
LIMITED TIME OFFER

8.8

PHASE 1 ONLY!

PHP 15,000 RESERVATION FEE

MAGNUM



DISCOUNT: PHP 128,000

ROCCA PLUS



DISCOUNT: PHP 108,000

VITA



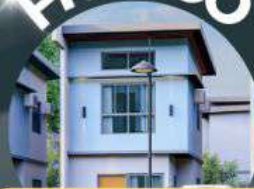
DISCOUNT: PHP 88,000

ORO



DISCOUNT: PHP 68,000

FRESCO



DISCOUNT: PHP 48,000

AUGUST 07-08, 2023 ONLY!

Mechanics:

- Full payment of reservation/holding fee
- Buyer's submission of complete initial requirements (BIS, reservation fee, signed Annex A & B, RA, SPC, Photocopy of 2 valid IDs - 1 primary 1 secondary, and AIF for OFW)
- Declared approval of account on the reservation date
- Buyer must have undergone the counseling
- Buyer must issue complete PDCs or enroll to ADA within 30 days after acceptance of sale
- Failure to comply with counseling and PDC issuance will invalidate and cancel the TSP discount
- Balloon payment discount shall not be availed simultaneously with spot equity and spot cash payment