

Sample Computation

Phase	1
Block	28
Lot	8
Status	UNSOLD
Unit	ROCCA PLUS
Firewall Orientation	F2F
Lot Type	INSIDE
Actual Lot Area	99
Floor Area	85.34
Remaining Equity (in months)	5

ROCCA PLUS SAMPLE COMPUTATION	
Total Selling Price	4,809,087.07
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(120,000.00)
Net Total Selling Price	4,689,087.07
Add: 12% Vat	562,690.45
Add: Legal & Misc. Fees	480,908.71
Total Contract Price	5,732,686.23

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	1,146,537.25
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	1,131,537.25
Monthly Equity (5 months)	226,307.45
Loanable Amount (80%)	4,601,148.98

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	558,268.62
25%	69,783.58
35%	97,697.01
40%	223,307.45
Loanable Amount (0.9)	5,159,417.61



BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.5%	92,197.59	279,386.63	103,384.14	313,285.29
10 yrs	7.5%	54,616.45	165,504.40	61,243.20	185,585.45
15 yrs	7.5%	42,653.22	129,252.18	47,828.44	144,934.66
20 yrs	7.5%	37,066.54	112,322.86	41,563.92	125,951.26

Step Up in %		10%	Straight amort	10%
Step Up in Months	1st	2	5 months	111,653.72
	2nd	2		
	3rd	1		
		5		

Official Selling Price shall be based on the signed and approved Annex A
 The developer has the right to correct any typo or clerical error in this sample computation
 Availability of the unit will be based on the live inventory monitored by CNC

Reservation Fee	₱15,000.00
Account Name	Wee Comm Magnum Properties, Inc.
Bank	Banco De Oro Unibank Inc. (BDO)
Account Number	007-5-4800892-0
Swift Code	BNORPHMM
Address	Shaw-Mandaluyong City

Pricelist effective from April 4, 2024 until April 30, 2024 ONLY

Promo for ROCCA PLUS Phase 1	
TSP Discount (in Php)	120,000.00
Smart Home Promo	counseling required

Sample Computation

Phase	1
Block	29
Lot	5
Status	UNSOLD
Unit	ROCCA
Firewall Orientation	F2F
Lot Type	INSIDE
Actual Lot Area	99
Floor Area	80
Remaining Equity (in months)	3



ROCCA SAMPLE COMPUTATION	
Total Selling Price	4,322,754.87
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(120,000.00)
Net Total Selling Price	4,202,754.87
Add: 12% Vat	504,330.58
Add: Legal & Misc. Fees	432,275.49
Total Contract Price	5,139,360.95

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	1,027,872.19
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	1,012,872.19
Monthly Equity (3 months)	337,624.06
Loanable Amount (80%)	4,126,488.76

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	498,936.09
25%	124,734.02
35%	174,627.63
40%	199,574.44
Loanable Amount (0.9)	4,625,424.85

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.5%	82,686.37	250,564.76	92,684.03	280,860.68
10 yrs	7.5%	48,982.15	148,430.76	54,904.61	166,377.61
15 yrs	7.5%	38,253.06	115,918.37	42,878.26	129,934.12
20 yrs	7.5%	33,242.71	100,735.49	37,262.11	112,915.48

Step Up in %		10%	Straight amort	10%
Step Up in Months	1st	1	3 months	166,312.03
	2nd	1		
	3rd	1		
		3		

Official Selling Price shall be based on the signed and approved Annex A
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Availability of the unit will be based on the live inventory monitored by CNC

Reservation Fee	₱15,000.00
Account Name	Wee Comm Magnum Properties, Inc.
Bank	Banco De Oro Unibank Inc. (BDO)
Account Number	007-5-4800892-0
Swift Code	BNORPHMM
Address	Shaw-Mandaluyong City

Pricelist effective from April 4, 2024 until April 30, 2024 ONLY

Promo for ROCCA Phase 1	
TSP Discount (in Php)	120,000.00
Smart Home Promo	counseling required

Sample Computation

Block	3
Lot	4
Status	UNSOLD
Unit	Magna Obra
Firewall Orientation	SD
Lot Type	Inner
Actual Lot Area	143
Floor Area	158.04
Remaining Equity (in months)	40



For Training Purposes Only

Magna Obra Sample Computation

Total Selling Price	:	7,981,557.38
Less: RF Discount (Promo)	:	-
Less: TSP Discount (Promo)	:	-
Net Total Selling Price	:	7,981,557.38
Add: 12% Vat	:	957,786.89
Add: Legal & Misc. Fees	:	798,155.74
Total Contract Price	:	9,737,500.00

STANDARD EQUITY COMPUTATION

Down Payment (20.00%)	:	1,947,500.00
Holding Fee	:	(50,000.00)
Less: Promo for the Month	:	-
Net Equity Payment	:	1,897,500.00
Monthly Equity (40 months)	:	47,437.50
Loanable Amount (80.00%)	:	7,790,000.00

STEP UP EQUITY COMPUTATION

Downpayment (0.2)	:	1,897,500.00
25%	:	31,625.00
35%	:	51,086.54
40%	:	63,250.00
Loanable Amount (0.8)	:	7,790,000.00

BANK FINANCING

No. of years	Rate	Standard (20.00%)		Step-Up (20.00%)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	154,251.34	467,428.29	154,251.34	467,428.29
10 yrs	7.0%	90,448.51	274,086.38	90,448.51	274,086.38
15 yrs	7.0%	70,018.72	212,177.95	70,018.72	212,177.95
20 yrs	7.0%	60,395.79	183,017.54	60,395.79	183,017.54

Step Up in %		20.00%	Straight amort	20.00%
Step Up in Months	1st	15	40 months	47,437.50
	2nd	13		
	3rd	12		
		40		

Official Selling Price shall be based on the signed and approved Annex A
The developer has the right to correct any typo or clerical error in this sample computation
Availability of the unit will be based on the live inventory monitored by CNC

Reservation Fee	₱50,000.00
Account Name	ROGER L CHIU AND EDWARD L CHIU AND CARTER T CHOA
Bank	BDO Unibank
Account Number	0066-0801-9222
Swift Code	BNORPHMM
Address	Georgetown Cyber Mall, Rodolfo N. Pelaez Blvd., Kauswagan, Cagayan de Oro City, Misamis Oriental, Philippines

Pricelist effective from April 4, 2024 until April 30, 2024 ONLY

Promo for Magna Obra	
TSP Discount (in Php)	-
Home Appliance GC (Magna an	PDC & counseling required

Sample Computation

Block	1
Lot	9
Status	UNSOLD
Unit	Obra
Firewall Orientation	SA
Lot Type	Inner
Actual Lot Area	121
Floor Area	118.69
Remaining Equity (in months)	43



For Training Purposes Only

Obra Sample Computation	
Total Selling Price	6,721,311.48
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	-
Net Total Selling Price	6,721,311.48
Add: 12% Vat	806,557.38
Add: Legal & Misc. Fees	672,131.15
Total Contract Price	8,200,000.00

STANDARD EQUITY COMPUTATION	
Down Payment (17.50%)	1,435,000.00
Holding Fee	(30,000.00)
Less: Promo for the Month	-
Net Equity Payment	1,405,000.00
Monthly Equity (43 months)	32,674.42
Loanable Amount (82.50%)	6,560,000.00

STEP UP EQUITY COMPUTATION	
Downpayment (0.175)	1,405,000.00
25%	21,953.13
35%	35,125.00
40%	43,230.77
Loanable Amount (0.825)	6,765,000.00

BANK FINANCING					
No. of years	Rate	Standard (17.50%)		Step-Up (17.50%)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	129,895.86	393,623.83	133,955.11	405,924.57
10 yrs	7.0%	76,167.16	230,809.58	78,547.39	238,022.38
15 yrs	7.0%	58,963.13	178,676.17	60,805.73	184,259.80
20 yrs	7.0%	50,859.61	154,120.03	52,448.97	158,936.28

Step Up in %		17.50%	Straight amort	17.50%
Step Up in Months	1st	16	43 months	32,674.42
	2nd	14		
	3rd	13		
		43		

Official Selling Price shall be based on the signed and approved Annex A
The developer has the right to correct any typo or clerical error in this sample computation
Availability of the unit will be based on the live inventory monitored by CNC

Reservation Fee	₱30,000.00
Account Name	ROGER L CHIU AND EDWARD L CHIU AND CARTER T CHOA
Bank	BDO Unibank
Account Number	0066-0801-9222
Swift Code	BNORPHMM
Address	Georgetown Cyber Mall, Rodolfo N. Pelaez Blvd., Kauswagan, Cagayan de Oro City, Misamis Oriental, Philippines

Pricelist effective from April 4, 2024 until April 30, 2024 ONLY

Promo for Obra	
TSP Discount (in Php)	-
Home Appliance GC (Magna an	PDC & counseling required

Sample Computation

Block	15
Lot	20
Status	UNSOLD
Unit	Vita
Firewall Orientation	SA
Lot Type	Inner
Actual Lot Area	88
Floor Area	70
Remaining Equity (in months)	45



Vita Sample Computation	
Total Selling Price	4,157,083.36
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	-
Net Total Selling Price	4,157,083.36
Add: 12% Vat	-
Add: Legal & Misc. Fees	415,708.34
Total Contract Price	4,572,791.70

For Training Purposes Only

STANDARD EQUITY COMPUTATION	
Down Payment (20.00%)	914,558.34
Holding Fee	(20,000.00)
Less: Promo for the Month	-
Net Equity Payment	894,558.34
Monthly Equity (45 months)	19,879.07
Loanable Amount (80.00%)	3,658,233.36

STEP UP EQUITY COMPUTATION	
Downpayment (0.2)	894,558.34
20%	11,181.98
30%	17,891.17
50%	31,948.51
Loanable Amount (0.8)	3,658,233.36

BANK FINANCING					
No. of years	Rate	Standard (20.00%)		Step-Up (20.00%)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	72,437.40	219,507.29	72,437.40	219,507.29
10 yrs	7.0%	42,475.19	128,712.70	42,475.19	128,712.70
15 yrs	7.0%	32,881.24	99,640.11	32,881.24	99,640.11
20 yrs	7.0%	28,362.24	85,946.19	28,362.24	85,946.19

Step Up in %	20.00%	Straight amort	20.00%
Step Up in Months	1st	45 months	19,879.07
	2nd		
	3rd		
	45		

Official Selling Price shall be based on the signed and approved Annex A
The developer has the right to correct any typo or clerical error in this sample computation
Availability of the unit will be based on the live inventory monitored by CNC

Reservation Fee	₱20,000.00
Account Name	ROGER L CHIU AND EDWARD L CHIU AND CARTER T CHOA
Bank	BDO Unibank
Account Number	0066-0801-9222
Swift Code	BNORPHMM
Address	Georgetown Cyber Mall, Rodolfo N. Pelaez Blvd., Kauswagan, Cagayan de Oro City, Misamis Oriental, Philippines

Pricelist effective from April 4, 2024 until April 30, 2024 ONLY

Promo for Vita	
TSP Discount (in Php)	-
Home Appliance GC (Magna an	PDC & counseling required

Sample Computation

Phase	1
Block	9
Lot	16
Status	UNSOLD
Unit	ORO
Firewall Orientation	F2F
Lot Type	INSIDE
Actual Lot Area	77
Floor Area	60
Remaining Equity (in months)	8



ORO SAMPLE COMPUTATION		
Total Selling Price	:	3,732,641.80
Less: RF Discount (Promo)	:	-
Less: TSP Discount (Promo)	:	(50,000.00)
Net Total Selling Price	:	3,682,641.80
Add: 12% Vat	:	-
Add: Legal & Misc. Fees	:	276,198.13
Total Contract Price	:	3,958,839.93

STANDARD EQUITY COMPUTATION		
Down Payment	:	1,185,951.48
Holding Fee	:	(15,000.00)
Less: Promo for the Month	:	-
Net Equity Payment	:	1,170,951.48
Monthly Equity (8 months)	:	
Loanable Amount	:	2,787,888.45

STEP UP EQUITY COMPUTATION		
Downpayment (0.1)	:	380,883.99
25%	:	31,740.33
35%	:	44,436.47
40%	:	76,176.80
Loanable Amount (0.9)	:	3,562,955.94

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.5%	55,863.57	169,283.53	71,394.33	216,346.45
10 yrs	7.5%	33,092.73	100,281.00	42,292.92	128,160.36
15 yrs	7.5%	25,844.07	78,315.37	33,029.04	100,088.01
20 yrs	7.5%	22,459.04	68,057.70	28,702.93	86,978.58

Step Up in %		10%	Straight amort	10%
Step Up in Months	1st	3	8 months	47,610.50
	2nd	3		
	3rd	2		
		8		

Official Selling Price shall be based on the signed and approved Annex A
The developer has the right to correct any typo or clerical error in this sample computation
Availability of the unit will be based on the live inventory monitored by CNC

Reservation Fee	₱15,000.00
Account Name	Wee Comm Magnum Properties, Inc.
Bank	Banco De Oro Unibank Inc. (BDO)
Account Number	007-5-4800892-0
Swift Code	BNORPHMM
Address	Shaw-Mandaluyong City

Pricelist effective from April 4, 2024 until April 30, 2024 ONLY

Promo for ORO Phase 1	
TSP Discount (in Php)	50,000.00
Smart Home Promo	counseling required

Sample Computation

Phase	2
Block	12
Lot	5
Status	UNSOLD
Unit	MAGNUM
Firewall Orientation	F2F
Lot Type	EASEMENT
Actual Lot Area	110
Floor Area	90
Remaining Equity (in months)	17



MAGNUM SAMPLE COMPUTATION	
Total Selling Price	5,898,924.50
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(120,000.00)
Net Total Selling Price	5,778,924.50
Add: 12% Vat	693,470.94
Add: Legal & Misc. Fees	589,892.45
Total Contract Price	7,062,287.89

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	1,412,457.58
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	1,397,457.58
Monthly Equity (17 months)	82,203.39
Loanable Amount (80%)	5,649,830.31

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	691,228.79
25%	28,801.20
35%	40,321.68
40%	55,298.30
Loanable Amount (0.9)	6,356,059.10

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	111,873.41	339,010.34	125,857.59	381,386.63
10 yrs	7.0%	65,599.32	198,785.82	73,799.24	223,634.05
15 yrs	7.0%	50,782.27	153,885.67	57,130.06	173,121.38
20 yrs	7.0%	43,803.07	132,736.59	49,278.46	149,328.66

Step Up in %		10%	Straight amort	10%
Step Up in Months	1st	6	17 months	40,660.52
	2nd	6		
	3rd	5		
		17		

Official Selling Price shall be based on the signed and approved Annex A
The developer has the right to correct any typo or clerical error in this sample computation
Availability of the unit will be based on the live inventory monitored by CNC

Holding Fee	₱15,000.00
Account Name	Wee Comm Magnum Properties, Inc.
Bank	Banco De Oro Unibank Inc. (BDO)
Account Number	007-5-4800892-0
Swift Code	BNORPHMM
Address	Shaw-Mandaluyong City

Pricelist effective from April 4, 2024 until April 30, 2024 ONLY

Promo for MAGNUM Phase 2	
TSP Discount (in Php)	#N/A
Smart Home Promo	PDC & counseling required

Sample Computation

Phase	1
Block	24
Lot	13
Status	UNSOLD
Unit	MAGNUM
Firewall Orientation	F2F
Lot Type	INSIDE
Actual Lot Area	110
Floor Area	90
Remaining Equity (in months)	2

MAGNUM SAMPLE COMPUTATION	
Total Selling Price	5,164,136.67
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(120,000.00)
Net Total Selling Price	5,044,136.67
Add: 12% Vat	605,296.40
Add: Legal & Misc. Fees	516,413.67
Total Contract Price	6,165,846.73

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	1,233,169.35
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	1,218,169.35
Monthly Equity (2 months)	609,084.67
Loanable Amount (80%)	4,947,677.39

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	601,584.67
25%	150,396.17
35%	210,554.64
40%	#DIV/0!
Loanable Amount (0.9)	5,549,262.06



BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.5%	99,141.31	300,428.20	111,195.83	336,957.05
10 yrs	7.5%	58,729.81	177,969.11	65,870.72	199,608.25
15 yrs	7.5%	45,865.58	138,986.61	51,442.35	155,885.89
20 yrs	7.5%	39,858.15	120,782.28	44,704.48	135,468.11

Step Up in %		10%	Straight amort	10%
Step Up in Months	1st	1	2 months	300,792.34
	2nd	1		
	3rd	0		
		2		

Official Selling Price shall be based on the signed and approved Annex A
The developer has the right to correct any typo or clerical error in this sample computation
Availability of the unit will be based on the live inventory monitored by CNC

Reservation Fee	₱15,000.00
Account Name	Wee Comm Magnum Properties, Inc.
Bank	Banco De Oro Unibank Inc. (BDO)
Account Number	007-5-4800892-0
Swift Code	BNORPHMM
Address	Shaw-Mandaluyong City

Pricelist effective from April 4, 2024 until April 30, 2024 ONLY

Promo for MAGNUM Phase 1	
TSP Discount (in Php)	120,000.00
Smart Home Promo	counseling required

Sample Computation

Phase	2
Block	5
Lot	25
Status	UNSOLD
Unit	FRESCO
Firewall Orientation	SA
Lot Type	INNER
Actual Lot Area	66
Floor Area	45
Remaining Equity (in months)	20



FRESCO SAMPLE COMPUTATION		
Total Selling Price	:	3,025,524.69
Less: RF Discount (Promo)	:	-
Less: TSP Discount (Promo)	:	(30,000.00)
Net Total Selling Price	:	2,995,524.69
Add: 12% Vat	:	-
Add: Legal & Misc. Fees	:	302,552.47
Total Contract Price	:	3,298,077.15

STANDARD EQUITY COMPUTATION		
Down Payment (20%)	:	659,615.43
Holding Fee	:	(15,000.00)
Less: Promo for the Month	:	-
Net Equity Payment	:	644,615.43
Monthly Equity (20 months)	:	32,230.77
Loanable Amount (80%)	:	2,638,461.72

STEP UP EQUITY COMPUTATION		
Downpayment (0.1)	:	314,807.72
20%	:	8,994.51
30%	:	13,491.76
50%	:	26,233.98
Loanable Amount (0.9)	:	2,968,269.44

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	52,244.70	158,317.29	58,775.29	178,106.95
10 yrs	7.0%	30,634.78	92,832.66	34,464.13	104,436.74
15 yrs	7.0%	23,715.24	71,864.36	26,679.64	80,847.41
20 yrs	7.0%	20,455.97	61,987.77	23,012.96	69,736.25

Step Up in %		10%	Straight amort	10%
Step Up in Months	1st	7	20 months	15,740.39
	2nd	7		
	3rd	6		
		20		

Official Selling Price shall be based on the signed and approved Annex A
The developer has the right to correct any typo or clerical error in this sample computation
Availability of the unit will be based on the live inventory monitored by CNC

Holding Fee	₱15,000.00
Account Name	Wee Comm Magnum Properties, Inc.
Bank	Banco De Oro Unibank Inc. (BDO)
Account Number	007-5-4800892-0
Swift Code	BNORPHMM
Address	Shaw-Mandaluyong City

Pricelist effective from April 4, 2024 until April 30, 2024 ONLY

Promo for FRESCO Phase 2	
TSP Discount (in Php)	30,000.00
Smart Home Promo	PDC & counseling required

PHASE 1

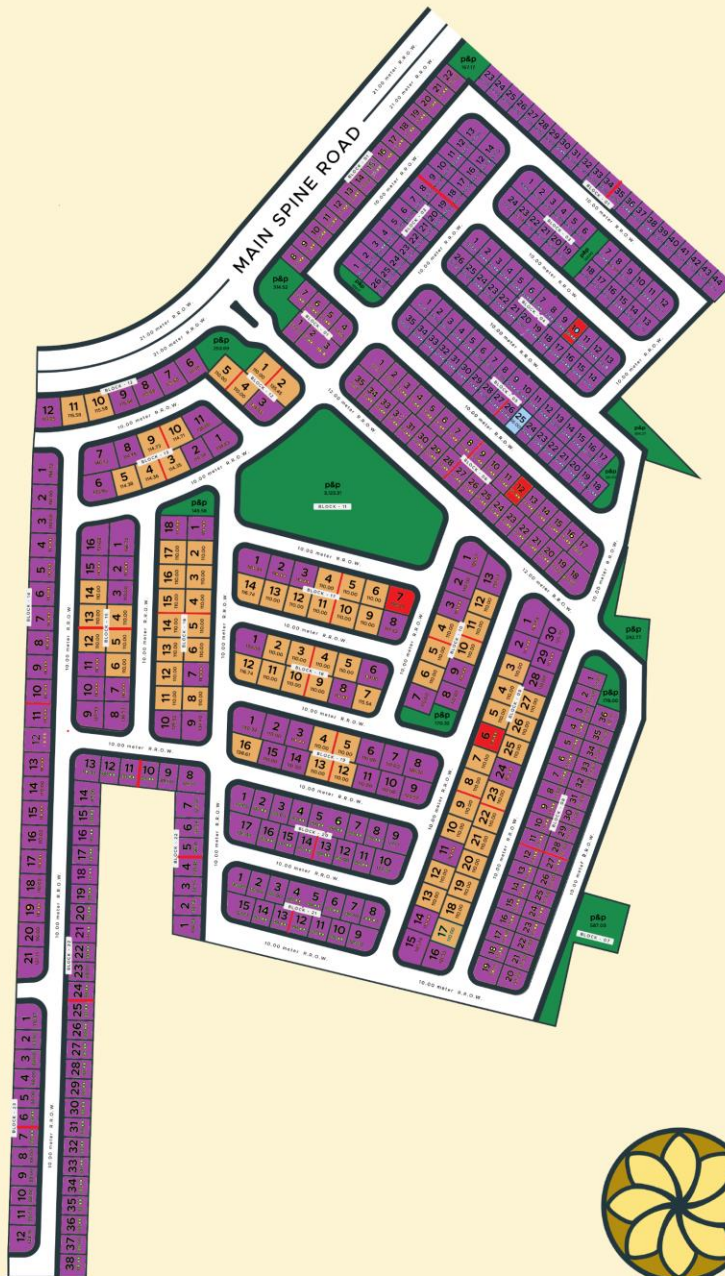






- Sold
- Magnum
- Rocca
- Vita
- Oro
- Fresco
- For Evaluation
- Hold for 3 days



AS OF APRIL 4, 2024 | 10:00 AM

PHASE 2



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

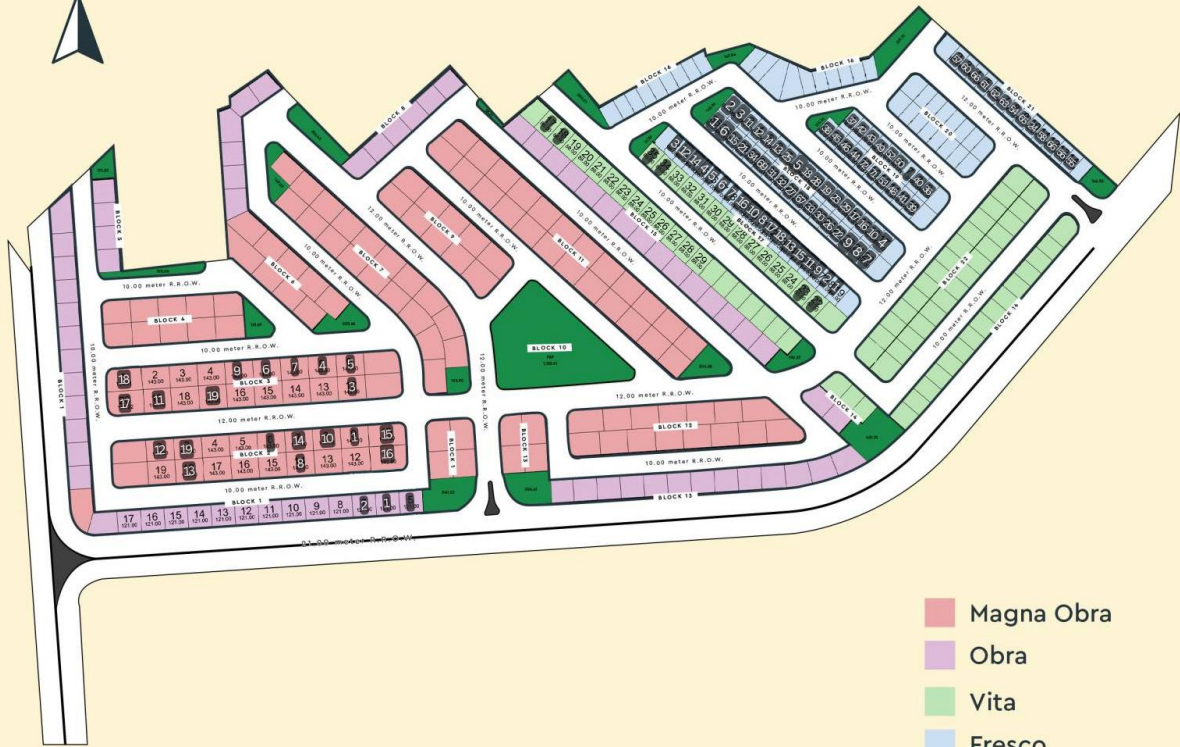


INTALIO
ESTATES

AS OF APRIL 4, 2024 | 10:00 AM



INTALIO ESTATES



- Magna Obra
- Obra
- Vita
- Fresco

Sample Computation

Phase	1
Block	4
Lot	12
Status	UNSOLD
Unit	VITA
Firewall Orientation	F2F
Lot Type	INSIDE
Actual Lot Area	88
Floor Area	70
Remaining Equity (in months)	8



VITA SAMPLE COMPUTATION	
Total Selling Price	4,265,274.68
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(60,000.00)
Net Total Selling Price	4,205,274.68
Add: 12% Vat	-
Add: Legal & Misc. Fees	426,527.47
Total Contract Price	4,631,802.15

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	926,360.43
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	911,360.43
Monthly Equity (8 months)	113,920.05
Loanable Amount (80%)	3,720,441.72

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	448,180.21
25%	37,348.35
35%	52,287.69
40%	89,636.04
Loanable Amount (0.9)	4,168,621.93

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.5%	74,550.02	225,909.15	83,530.63	253,123.13
10 yrs	7.5%	44,162.30	133,825.16	49,482.28	149,946.30
15 yrs	7.5%	34,488.95	104,511.98	38,643.64	117,101.94
20 yrs	7.5%	29,971.63	90,823.11	33,582.13	101,764.04

Step Up in %		10%	Straight amort	10%
Step Up in Months	1st	3	8 months	56,022.53
	2nd	3		
	3rd	2		
		8		

Official Selling Price shall be based on the signed and approved Annex A
The developer has the right to correct any typo or clerical error in this sample computation
Availability of the unit will be based on the live inventory monitored by CNC

Reservation Fee	₱15,000.00
Account Name	Wee Comm Magnum Properties, Inc.
Bank	Banco De Oro Unibank Inc. (BDO)
Account Number	007-5-4800892-0
Swift Code	BNORPHMM
Address	Shaw-Mandaluyong City

Pricelist effective from April 4, 2024 until April 30, 2024 ONLY

Promo for VITA Phase 1	
TSP Discount (in Php)	60,000.00
Smart Home Promo	counseling required

Sample Computation

Phase	1
Block	33
Lot	5
Status	UNSOLD
Unit	ROCCA PLUS
Firewall Orientation	SA
Lot Type	INSIDE
Actual Lot Area	99.5
Floor Area	85.34
Remaining Equity (in months)	11

ROCCA PLUS SAMPLE COMPUTATION	
Total Selling Price	4,622,415.15
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(90,000.00)
Net Total Selling Price	4,532,415.15
Add: 12% Vat	543,889.82
Add: Legal & Misc. Fees	462,241.52
Total Contract Price	5,538,546.49

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	1,107,709.30
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	1,092,709.30
Monthly Equity (11 months)	99,337.21
Loanable Amount (80%)	4,445,837.19

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	538,854.65
25%	33,678.42
35%	47,149.78
40%	71,847.29
Loanable Amount (0.9)	4,984,691.84



BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.5%	89,085.46	269,955.93	99,883.00	302,675.75
10 yrs	7.5%	52,772.87	159,917.80	59,169.17	179,300.53
15 yrs	7.5%	41,213.46	124,889.27	46,208.71	140,026.39
20 yrs	7.5%	35,815.36	108,531.40	40,156.34	121,685.87

Step Up in %		10%	Straight amort	10%
Step Up in Months	1st	4	11 months	48,986.79
	2nd	4		
	3rd	3		
		11		

Official Selling Price shall be based on the signed and approved Annex A
The developer has the right to correct any typo or clerical error in this sample computation
Availability of the unit will be based on the live inventory monitored by CNC

Reservation Fee	₱15,000.00
Account Name	Wee Comm Magnum Properties, Inc.
Bank	Banco De Oro Unibank Inc. (BDO)
Account Number	007-5-4800892-0
Swift Code	BNORPHMM
Address	Shaw-Mandaluyong City

Pricelist effective from April 4, 2024 until April 30, 2024 ONLY

Promo for ROCCA PLUS Phase 1	
TSP Discount (in Php)	90,000.00
Smart Home Promo	counseling required