

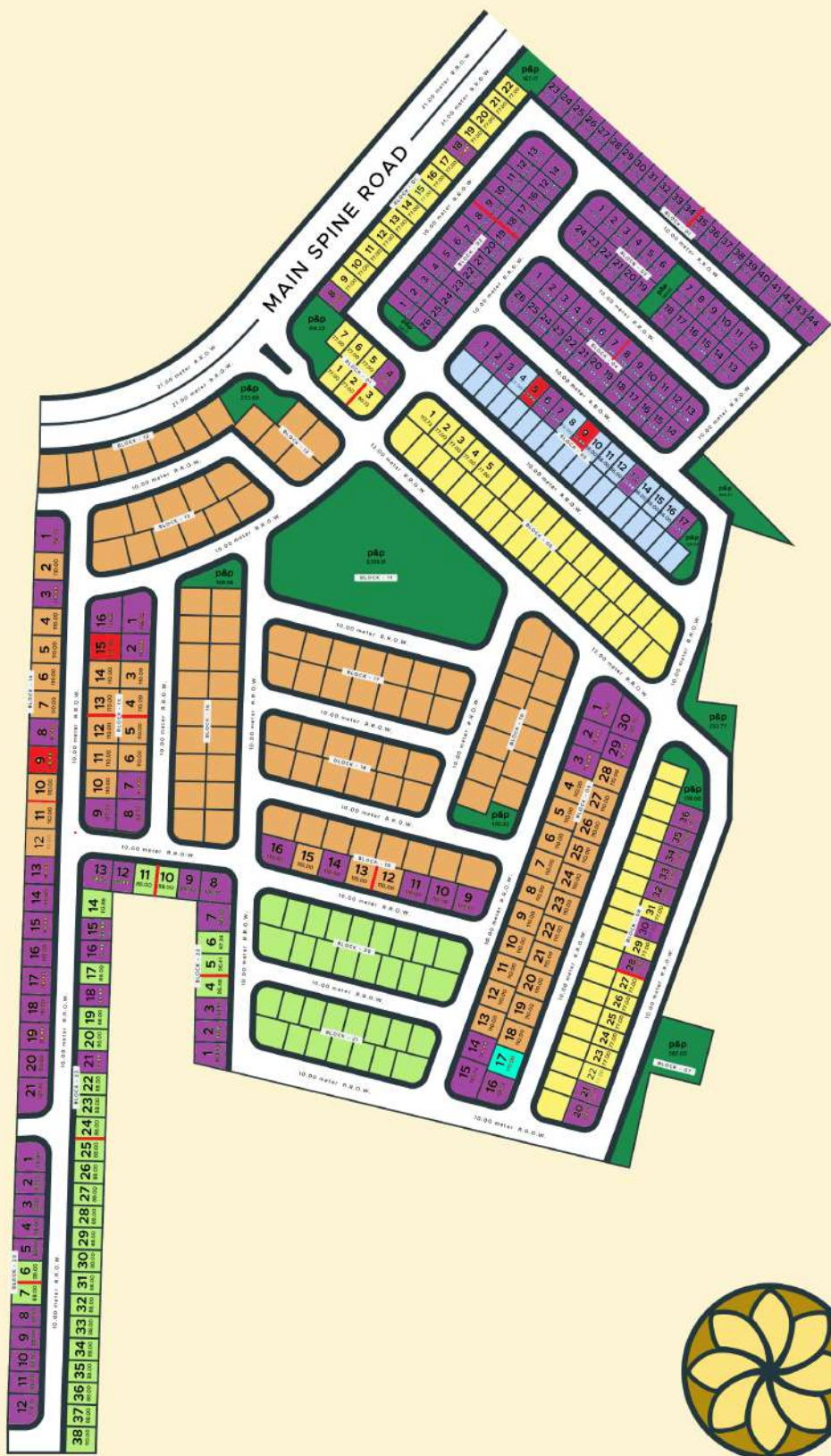


-  Sold
-  Magnum
-  Rocca
-  Vita
-  Oro
-  Fresco
-  For Evaluation
-  Hold for 3 days



INTALIO
ESTATES

JULY 21, 2023 | 3:00PM



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



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Entrance Gate



Model Units



Clubhouse

Gate for
MAGNUM, ROCCA

Gate for
FRESCO,ORO
VITA



Basketball
Court

Gate for Phase 2

- Magnum
- Rocca
- Vita
- Oro
- Fresco



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Sample Computation

Phase	1
Block	7
Lot	3
Unit	ORO
Firewall Orientation	SA
Actual Lot Area	77
Floor Area	60
Remaining Equity (in months)	17



ORO SAMPLE COMPUTATION	
Total Selling Price	3,633,427.64
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(30,000.00)
Net Total Selling Price	3,603,427.64
Add: 12% Vat	-
Add: Legal & Misc. Fees	363,342.76
Total Contract Price	3,966,770.40

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	793,354.08
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	778,354.08
Monthly Equity (17 months)	45,785.53
Loanable Amount (80%)	3,173,416.32

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	381,677.04
25%	15,903.21
35%	22,264.49
40%	30,534.16
Loanable Amount (0.9)	3,570,093.36

BANK FINANCING					
No. of years	Rate	Standard (20%)		Step-up (%)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	62,837.45	190,416.50	70,692.13	214,218.57
10 yrs	7.0%	36,846.05	111,654.71	41,451.81	125,611.55
15 yrs	7.0%	28,523.56	86,435.04	32,089.01	97,239.42
20 yrs	7.0%	24,603.46	74,555.95	27,678.90	83,875.44

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

Sample Computation

Phase	2
Block	5
Lot	16
Unit	FRESCO
Firewall Orientation	SA
Actual Lot Area	66
Floor Area	45
Remaining Equity (in months)	23



FRESCO SAMPLE COMPUTATION	
Total Selling Price	3,147,399.19
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(20,000.00)
Net Total Selling Price	3,127,399.19
Add: 12% Vat	-
Add: Legal & Misc. Fees	314,739.92
Total Contract Price	3,442,139.11

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	688,427.82
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	673,427.82
Monthly Equity (23 months)	29,279.47
Loanable Amount (80%)	2,753,711.29

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	329,213.91
20%	8,230.35
30%	12,345.52
50%	23,515.28
Loanable Amount (0.9)	3,097,925.20

BANK FINANCING					
No. of years	Rate	Standard (20%)		Step-up (%)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	54,526.78	165,232.68	61,342.63	185,886.76
10 yrs	7.0%	31,972.92	96,887.65	35,969.54	108,998.60
15 yrs	7.0%	24,751.14	75,003.44	27,845.03	84,378.87
20 yrs	7.0%	21,349.49	64,695.44	24,018.18	72,782.37

Step Up in %		10%
Step Up in Months	1st	8
	2nd	8
	3rd	7
		23

Sample Computation

Phase	1
Block	12
Lot	1
Unit	FRESCO
Firewall Orientation	SA
Actual Lot Area	78.45
Floor Area	45
Remaining Equity (in months)	16



FRESCO SAMPLE COMPUTATION		
Total Selling Price	:	3,195,883.91
Less: RF Discount (Promo)	:	-
Less: TSP Discount (Promo)	:	(20,000.00)
Net Total Selling Price	:	3,175,883.91
Add: 12% Vat	:	-
Add: Legal & Misc. Fees	:	319,588.39
Total Contract Price	:	3,495,472.30

STANDARD EQUITY COMPUTATION		
Down Payment (20%)	:	699,094.46
Holding Fee	:	(15,000.00)
Less: Promo for the Month	:	-
Net Equity Payment		684,094.46
Monthly Equity (16 months)	:	42,755.90
Loanable Amount (80%)	:	2,796,377.84

STEP UP EQUITY COMPUTATION		
Downpayment (0.1)	:	334,547.23
20%	:	11,151.57
30%	:	20,072.83
50%	:	33,454.72
Loanable Amount (0.9)	:	3,145,925.07

BANK FINANCING					
No. of years	Rate	Standard (20%)		Step-up (%)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	55,371.63	167,792.83	62,293.09	188,766.93
10 yrs	7.0%	32,468.32	98,388.84	36,526.86	110,687.45
15 yrs	7.0%	25,134.63	76,165.56	28,276.46	85,686.25
20 yrs	7.0%	21,680.29	65,697.84	24,390.32	73,910.07

Step Up in %		10%
Step Up in Months	1st	6
	2nd	5
	3rd	5
		16

Sample Computation

Phase	2
Block	9
Lot	4
Unit	MAGNUM
Firewall Orientation	SA
Actual Lot Area	110
Floor Area	90
Remaining Equity (in months)	21



MAGNUM SAMPLE COMPUTATION	
Total Selling Price	5,637,738.55
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(75,000.00)
Net Total Selling Price	5,562,738.55
Add: 12% Vat	667,528.63
Add: Legal & Misc. Fees	563,773.85
Total Contract Price	6,794,041.03

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	1,358,808.21
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	1,343,808.21
Monthly Equity (21 months)	63,990.87
Loanable Amount (80%)	5,435,232.82

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	664,404.10
25%	23,728.72
35%	33,220.21
40%	37,965.95
Loanable Amount (0.9)	6,114,636.92

BANK FINANCING					
No. of years	Rate	Standard (20%)		Step-up (%)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	107,624.12	326,133.71	121,077.14	366,900.42
10 yrs	7.0%	63,107.66	191,235.34	70,996.12	215,139.76
15 yrs	7.0%	48,853.41	148,040.63	54,960.09	166,545.71
20 yrs	7.0%	42,139.30	127,694.86	47,406.71	143,656.71

Step Up in %	10%	
Step Up in Months	1st	7
	2nd	7
	3rd	7
	21	

Sample Computation

Phase	1
Block	16
Lot	6
Unit	MAGNUM
Firewall Orientation	SA
Actual Lot Area	110
Floor Area	90
Remaining Equity (in months)	11



MAGNUM SAMPLE COMPUTATION	
Total Selling Price	4,927,621.14
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(75,000.00)
Net Total Selling Price	4,852,621.14
Add: 12% Vat	582,314.54
Add: Legal & Misc. Fees	492,762.11
Total Contract Price	5,927,697.79

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	1,185,539.56
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	1,170,539.56
Monthly Equity (11 months)	106,412.69
Loanable Amount (80%)	4,742,158.23

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	577,769.78
25%	36,110.61
35%	50,554.86
40%	77,035.97
Loanable Amount (0.9)	5,334,928.01

BANK FINANCING					
No. of years	Rate	Standard (20%)		Step-up (%)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.5%	95,023.12	287,948.86	106,901.01	323,942.46
10 yrs	7.5%	56,290.26	170,576.54	63,326.54	191,898.60
15 yrs	7.5%	43,960.39	133,213.31	49,455.44	149,864.98
20 yrs	7.5%	38,202.50	115,765.16	42,977.82	130,235.81

Step Up in %		10%
Step Up in Months	1st	4
	2nd	4
	3rd	3
		11

Sample Computation

Phase	2
Block	19
Lot	15
Unit	MAGNUM
Firewall Orientation	SA
Actual Lot Area	110
Floor Area	90
Remaining Equity (in months)	26



MAGNUM SAMPLE COMPUTATION	
Total Selling Price	5,107,512.87
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(75,000.00)
Net Total Selling Price	5,032,512.87
Add: 12% Vat	603,901.54
Add: Legal & Misc. Fees	510,751.29
Total Contract Price	6,147,165.70

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	1,229,433.14
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	1,214,433.14
Monthly Equity (26 months)	46,708.97
Loanable Amount (80%)	4,917,732.56

STEP UP EQUITY COMPUTATION	
Downpayment (0.15)	907,074.86
25%	25,196.52
35%	35,275.13
40%	45,353.74
Loanable Amount (0.85)	#N/A

BANK FINANCING					
No. of years	Rate	Standard (20%)		Step-up (%)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	#N/A	#N/A	#N/A	#N/A	#N/A
10 yrs	#N/A	#N/A	#N/A	#N/A	#N/A
15 yrs	#N/A	#N/A	#N/A	#N/A	#N/A
20 yrs	#N/A	#N/A	#N/A	#N/A	#N/A

Step Up in %	15%	
Step Up in Months	1st	9
	2nd	9
	3rd	8
	#N/A	

Sample Computation

Phase	2
Block	1
Lot	1
Unit	ORO
Firewall Orientation	SA
Actual Lot Area	77
Floor Area	60
Remaining Equity (in months)	22



ORO SAMPLE COMPUTATION	
Total Selling Price	4,184,628.90
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(30,000.00)
Net Total Selling Price	4,154,628.90
Add: 12% Vat	498,555.47
Add: Legal & Misc. Fees	418,462.89
Total Contract Price	5,071,647.26

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	1,014,329.45
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	999,329.45
Monthly Equity (22 months)	45,424.07
Loanable Amount (80%)	4,057,317.81

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	492,164.73
25%	15,380.15
35%	24,608.24
40%	28,123.70
Loanable Amount (0.9)	4,564,482.53

BANK FINANCING					
No. of years	Rate	Standard (20%)		Step-up (%)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	80,339.76	243,453.80	90,382.22	273,885.53
10 yrs	7.0%	47,108.90	142,754.24	52,997.51	160,598.52
15 yrs	7.0%	36,468.32	110,510.06	41,026.86	124,323.82
20 yrs	7.0%	31,456.34	95,322.25	35,388.38	107,237.53

Step Up in %	10%	
Step Up in Months	1st	8
	2nd	7
	3rd	7
		22

Sample Computation

Phase	1
Block	30
Lot	16
Unit	ROCCA PLUS
Firewall Orientation	SA
Actual Lot Area	99
Floor Area	85.34
Remaining Equity (in months)	12



ROCCA PLUS SAMPLE COMPUTATION		
Total Selling Price	:	4,478,114.17
Less: RF Discount (Promo)	:	-
Less: TSP Discount (Promo)	:	(75,000.00)
Net Total Selling Price	:	4,403,114.17
Add: 12% Vat	:	528,373.70
Add: Legal & Misc. Fees	:	447,811.42
Total Contract Price	:	5,379,299.29

STANDARD EQUITY COMPUTATION		
Down Payment (20%)	:	1,075,859.86
Holding Fee	:	(15,000.00)
Less: Promo for the Month	:	-
Net Equity Payment	:	1,060,859.86
Monthly Equity (12 months)	:	88,404.99
Loanable Amount (80%)	:	4,303,439.43

STEP UP EQUITY COMPUTATION		
Downpayment (0.1)	:	522,929.93
25%	:	32,683.12
35%	:	45,756.37
40%	:	52,292.99
Loanable Amount (0.9)	:	4,841,369.36

BANK FINANCING					
No. of years	Rate	Standard (20%)		Step-up (%)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.5%	86,232.10	261,309.39	97,011.11	293,973.06
10 yrs	7.5%	51,082.59	154,795.72	57,467.91	174,145.18
15 yrs	7.5%	39,893.42	120,889.14	44,880.09	136,000.28
20 yrs	7.5%	34,668.22	105,055.20	39,001.74	118,187.10

Step Up in %		10%
Step Up in Months	1st	4
	2nd	4
	3rd	4
		12

Sample Computation

Phase	1
Block	5
Lot	2
Unit	VITA
Firewall Orientation	SA
Actual Lot Area	88
Floor Area	70
Remaining Equity (in months)	16



VITA SAMPLE COMPUTATION	
Total Selling Price	3,895,014.14
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(50,000.00)
Net Total Selling Price	3,845,014.14
Add: 12% Vat	461,401.70
Add: Legal & Misc. Fees	389,501.41
Total Contract Price	4,695,917.25

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	939,183.45
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	924,183.45
Monthly Equity (16 months)	57,761.47
Loanable Amount (80%)	3,756,733.80

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	454,591.73
25%	18,941.32
35%	31,821.42
40%	36,367.34
Loanable Amount (0.9)	4,226,325.53

BANK FINANCING					
No. of years	Rate	Standard (20%)		Step-up (%)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	74,387.83	225,417.67	83,686.31	253,594.88
10 yrs	7.0%	43,618.86	132,178.38	49,071.22	148,700.68
15 yrs	7.0%	33,766.59	102,322.99	37,987.41	115,113.36
20 yrs	7.0%	29,125.92	88,260.36	32,766.66	99,292.90

Step Up in %		10%
Step Up in Months	1st	6
	2nd	5
	3rd	5
		16

Sample Computation

Phase	2
Block	22
Lot	17
Unit	VITA
Firewall Orientation	SA
Actual Lot Area	88
Floor Area	70
Remaining Equity (in months)	28



VITA SAMPLE COMPUTATION	
Total Selling Price	4,228,078.18
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(50,000.00)
Net Total Selling Price	4,178,078.18
Add: 12% Vat	-
Add: Legal & Misc. Fees	422,807.82
Total Contract Price	4,600,886.00

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	920,177.20
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	905,177.20
Monthly Equity (28 months)	32,327.76
Loanable Amount (80%)	3,680,708.80

STEP UP EQUITY COMPUTATION	
Downpayment (0.15)	675,132.90
25%	16,878.32
35%	26,255.17
40%	30,005.91
Loanable Amount (0.85)	3,910,753.10

BANK FINANCING					
No. of years	Rate	Standard (20%)		Step-up (%)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	72,882.45	220,855.90	77,437.60	234,659.39
10 yrs	7.0%	42,736.15	129,503.49	45,407.16	137,597.45
15 yrs	7.0%	33,083.25	100,252.28	35,150.95	106,518.04
20 yrs	7.0%	28,536.50	86,474.23	30,320.03	91,878.87

Step Up in %		15%
Step Up in Months	1st	10
	2nd	9
	3rd	9
		28