

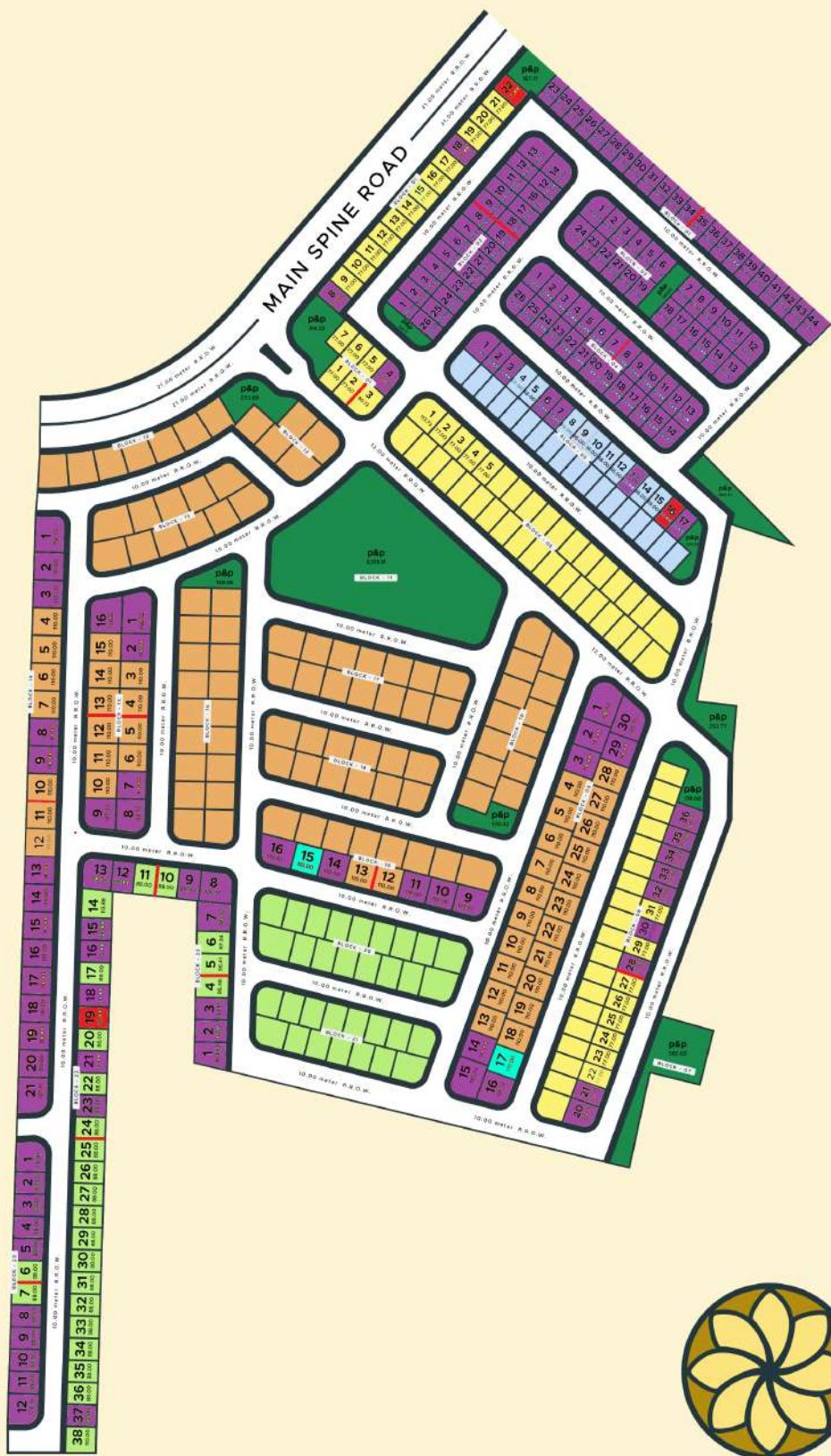


-  Sold
-  Magnum
-  Rocca
-  Vita
-  Oro
-  Fresco
-  For Evaluation
-  Hold for 3 days



INTALIO
ESTATES

AS OF JULY 28, 2023 | 1:00 PM



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



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ESTATES

AS OF JULY 28, 2023 | 1:00 PM



SELLER'S PROMO

***GET A CHANCE TO DO UNLIMITED GROCERY SHOPPING**

JULY 24-31, 2023

UNIT	HAKOT GROCERY
MAGNUM	1 minute and 30 seconds
ROCCA PLUS	1 minute and 20 seconds
VITA	1 minute and 10 seconds
ORO	1 minute
FRESCO	1 minute



Mechanics:

- i. Full payment of reservation/holding fee
- ii. 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)
- iii. Declared approval of account on the reservation date
- iv. Clearing of 5th equity payment
- v. Buyer must have undergone the counseling
- vi. Buyer must issue complete PDCs within 30 days after acceptance of sale
- vii. Failure to comply counseling and PDC issuance will invalidate and cancel the TSP discount
- viii. Balloon payment discount shall not be availed simultaneously with spot equity and spot cash payment
- ix. Step-up not allowed if balloon payment discount is availed



BUYER'S PROMO

JULY 24-31, 2023

RESERVATION FEE: **Php 15,000**

UNIT	PHASE	TSP DISCOUNT (REGULAR EQUITY)	SMART HOME PROMO
MAGNUM	1	Php 100,000.00	Upgraded Smart Home
ROCCA PLUS	1	Php 100,000.00	Upgraded Smart Home
VITA	1	Php 75,000.00	Upgraded Smart Home
ORO	1	Php 50,000.00	Basic Smart Home
FRESCO	1	Php 30,000.00	Basic Smart Home
MAGNUM	2	Php 100,000.00	Upgraded Smart Home
VITA	2	Php 75,000.00	Upgraded Smart Home
ORO	2	Php 50,000.00	Basic Smart Home
FRESCO	2	Php 30,000.00	Basic Smart Home

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 counseling and PDC issuance will invalidate and cancel the TSP discount and smart home promo

Sample Computation

Phase	2
Block	5
Lot	14
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)	(30,000.00)
Net Total Selling Price	3,117,399.19
Add: 12% Vat	-
Add: Legal & Misc. Fees	314,739.92
Total Contract Price	3,432,139.11

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	686,427.82
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	671,427.82
Monthly Equity (23 months)	29,192.51
Loanable Amount (80%)	2,745,711.29

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	328,213.91
25%	10,256.68
35%	14,359.36
40%	18,755.08
Loanable Amount (0.9)	3,088,925.20

BANK FINANCING					
No. of years	Rate	Standard (20%)		Step-up (%)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	54,368.37	164,752.65	61,164.42	185,346.73
10 yrs	7.0%	31,880.04	96,606.17	35,865.04	108,681.94
15 yrs	7.0%	24,679.23	74,785.54	27,764.13	84,133.74
20 yrs	7.0%	21,287.47	64,507.49	23,948.40	72,570.92

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

Sample Computation

Phase	2
Block	5
Lot	15
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	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)	:	(100,000.00)
Net Total Selling Price	:	5,007,512.87
Add: 12% Vat	:	600,901.54
Add: Legal & Misc. Fees	:	510,751.29
Total Contract Price	:	6,119,165.70

STANDARD EQUITY COMPUTATION

Down Payment (20%)	:	1,223,833.14
Holding Fee	:	(15,000.00)
Less: Promo for the Month	:	-
Net Equity Payment	:	1,208,833.14
Monthly Equity (26 months)	:	46,493.58
Loanable Amount (80%)	:	4,895,332.56

STEP UP EQUITY COMPUTATION

Downpayment (0.15)	:	902,874.86
25%	:	25,079.86
35%	:	35,111.80
40%	:	45,143.74
Loanable Amount (0.85)	:	5,201,290.85

BANK FINANCING

No. of years	Rate	Standard (20%)		Step-up (%)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	96,933.45	293,737.73	102,991.79	312,096.34
10 yrs	7.0%	56,838.96	172,239.28	60,391.40	183,004.23
15 yrs	7.0%	44,000.63	133,335.25	46,750.67	141,668.70
20 yrs	7.0%	37,953.46	115,010.49	40,325.55	122,198.64

Step Up in %		15%
Step Up in Months	1st	9
	2nd	9
	3rd	8
		26

Sample Computation

Phase	1
Block	23
Lot	13
Unit	MAGNUM
Firewall Orientation	F2F
Actual Lot Area	110
Floor Area	90
Remaining Equity (in months)	6



MAGNUM SAMPLE COMPUTATION	
Total Selling Price	4,600,907.51
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(100,000.00)
Net Total Selling Price	4,500,907.51
Add: 12% Vat	540,108.90
Add: Legal & Misc. Fees	460,090.75
Total Contract Price	5,501,107.16

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	1,100,221.43
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	1,085,221.43
Monthly Equity (6 months)	180,870.24
Loanable Amount (80%)	4,400,885.73

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	535,110.72
25%	66,888.84
35%	93,644.38
40%	107,022.14
Loanable Amount (0.9)	4,950,996.44

BANK FINANCING					
No. of years	Rate	Standard (20%)		Step-up (%)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.5%	88,184.72	267,226.43	99,207.81	300,629.73
10 yrs	7.5%	52,239.29	158,300.89	58,769.20	178,088.50
15 yrs	7.5%	40,796.75	123,626.53	45,896.35	139,079.85
20 yrs	7.5%	35,453.24	107,434.05	39,884.89	120,863.30

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

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)	:	(50,000.00)
Less: TSP Discount (Promo)	:	(50,000.00)
Net Total Selling Price	:	4,134,628.90
Add: 12% Vat	:	496,155.47
Add: Legal & Misc. Fees	:	418,462.89
Total Contract Price	:	5,049,247.26

STANDARD EQUITY COMPUTATION

Down Payment (20%)	:	1,009,849.45
Holding Fee	:	(15,000.00)
Less: Promo for the Month	:	-
Net Equity Payment	:	994,849.45
Monthly Equity (22 months)	:	45,220.43
Loanable Amount (80%)	:	4,039,397.81

STEP UP EQUITY COMPUTATION

Downpayment (0.1)	:	489,924.73
25%	:	15,310.15
35%	:	24,496.24
40%	:	27,995.70
Loanable Amount (0.9)	:	4,544,322.53

BANK FINANCING

No. of years	Rate	Standard (20%)		Step-up (%)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	79,984.92	242,378.54	89,983.03	272,675.86
10 yrs	7.0%	46,900.83	142,123.74	52,763.44	159,889.21
15 yrs	7.0%	36,307.25	110,021.97	40,845.66	123,774.71
20 yrs	7.0%	31,317.41	94,901.24	35,232.08	106,763.89

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

Sample Computation

Phase	1
Block	9
Lot	15
Unit	OR0
Firewall Orientation	F2F
Actual Lot Area	77
Floor Area	60
Remaining Equity (in months)	16



ORO SAMPLE COMPUTATION	
Total Selling Price	3,788,323.02
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(30,000.00)
Net Total Selling Price	3,758,323.02
Add: 12% Vat	-
Add: Legal & Misc. Fees	378,832.30
Total Contract Price	4,137,155.32

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	827,431.06
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	812,431.06
Monthly Equity (16 months)	50,776.94
Loanable Amount (80%)	3,309,724.26

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	398,715.53
25%	16,613.15
35%	27,910.09
40%	31,897.24
Loanable Amount (0.9)	3,723,439.79

BANK FINANCING					
No. of years	Rate	Standard (20%)		Step-up (%)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	65,536.51	198,595.48	73,728.57	223,419.91
10 yrs	7.0%	38,428.71	116,450.62	43,232.29	131,006.95
15 yrs	7.0%	29,748.74	90,147.69	33,467.33	101,416.15
20 yrs	7.0%	25,660.26	77,758.35	28,867.79	87,478.15

Step Up in %	10%
Step Up in Months	6
	5
	5
	16

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)	:	(100,000.00)
Net Total Selling Price	:	4,378,114.17
Add: 12% Vat	:	525,373.70
Add: Legal & Misc. Fees	:	447,811.42
Total Contract Price	:	5,351,299.29

STANDARD EQUITY COMPUTATION		
Down Payment (20%)	:	1,070,259.86
Holding Fee	:	(15,000.00)
Less: Promo for the Month	:	-
Net Equity Payment	:	1,055,259.86
Monthly Equity (12 months)	:	87,938.32
Loanable Amount (80%)	:	4,281,039.43

STEP UP EQUITY COMPUTATION		
Downpayment (0.1)	:	520,129.93
25%	:	32,508.12
35%	:	45,511.37
40%	:	52,012.99
Loanable Amount (0.9)	:	4,816,169.36

BANK FINANCING					
No. of years	Rate	Standard (20%)		Step-up (%)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.5%	85,783.25	259,949.24	96,506.15	292,442.89
10 yrs	7.5%	50,816.70	153,989.99	57,168.78	173,238.73
15 yrs	7.5%	39,685.76	120,259.89	44,646.49	135,292.38
20 yrs	7.5%	34,487.76	104,508.37	38,798.73	117,571.92

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

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)	:	(75,000.00)
Less: TSP Discount (Promo)	:	(75,000.00)
Net Total Selling Price	:	4,153,078.18
Add: 12% Vat	:	-
Add: Legal & Misc. Fees	:	422,807.82
Total Contract Price	:	4,575,886.00

STANDARD EQUITY COMPUTATION

Down Payment (20%)	:	915,177.20
Holding Fee	:	(15,000.00)
Less: Promo for the Month	:	-
Net Equity Payment	:	900,177.20
Monthly Equity (28 months)	:	32,149.19
Loanable Amount (80%)	:	3,660,708.80

STEP UP EQUITY COMPUTATION

Downpayment (0.15)	:	671,382.90
25%	:	16,784.57
35%	:	26,109.33
40%	:	29,839.24
Loanable Amount (0.85)	:	3,889,503.10

BANK FINANCING

No. of years	Rate	Standard (20%)		Step-up (%)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	72,486.42	219,655.82	77,016.82	233,384.31
10 yrs	7.0%	42,503.93	128,799.80	45,160.43	136,849.78
15 yrs	7.0%	32,903.49	99,707.53	34,959.95	105,939.25
20 yrs	7.0%	28,381.44	86,004.35	30,155.28	91,379.62

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

Sample Computation

Phase	2
Block	22
Lot	22
Unit	VITA
Firewall Orientation	SA
Actual Lot Area	88
Floor Area	70
Remaining Equity (in months)	29



VITA SAMPLE COMPUTATION

Total Selling Price	:	4,228,078.18
Less: RF Discount (Promo)	:	(50,000.00)
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 (29 months)	:	31,213.01
Loanable Amount (80%)	:	3,680,708.80

STEP UP EQUITY COMPUTATION

Downpayment (0.15)	:	675,132.90
25%	:	16,878.32
35%	:	23,629.65
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	10
	3rd	9
		29