



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



INTALIO
ESTATES

AS OF JANUARY 29, 2024 | 9:00 AM



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



INTALIO
ESTATES

AS OF JANUARY 29, 2024 | 9:00 AM



INTALIO
ESTATES

N



- Magna Obra
- Obra
- Vita
- Fresco

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)	9



ROCCA PLUS SAMPLE COMPUTATION	
Total Selling Price	4,767,950.66
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(80,000.00)
Net Total Selling Price	4,687,950.66
Add: 12% Vat	562,554.08
Add: Legal & Misc. Fees	476,795.07
Total Contract Price	5,727,299.81

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	1,145,459.96
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	1,130,459.96
Monthly Equity (9 months)	125,606.66
Loanable Amount (80%)	4,581,839.85

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	557,729.98
25%	46,477.50
35%	65,068.50
40%	74,364.00
Loanable Amount (0.9)	5,154,569.83

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.5%	91,810.67	278,214.16	103,287.01	312,990.92
10 yrs	7.5%	54,387.25	164,809.85	61,185.66	185,411.08
15 yrs	7.5%	42,474.22	128,709.76	47,783.50	144,798.48
20 yrs	7.5%	36,910.99	111,851.48	41,524.86	125,832.92

Step Up in %		10%	Straight amort	10%
Step Up in Months	1st	3	9 months	61,970.00
	2nd	3		
	3rd	3		
		9		

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 January 2, 2024 until January 31, 2024 ONLY

Promo for ROCCA PLUS Phase 1	
TSP Discount (in Php)	80,000.00
1 month payment holiday	counseling required

Sample Computation

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



MAGNUM SAMPLE COMPUTATION	
Total Selling Price	5,366,080.71
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(80,000.00)
Net Total Selling Price	5,286,080.71
Add: 12% Vat	634,329.69
Add: Legal & Misc. Fees	536,608.07
Total Contract Price	6,457,018.47

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	1,291,403.69
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	1,276,403.69
Monthly Equity (21 months)	60,781.13
Loanable Amount (80%)	5,165,614.77

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	630,701.85
25%	22,525.07
35%	31,535.09
40%	36,040.11
Loanable Amount (0.9)	5,811,316.62

		BANK FINANCING			
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	102,285.36	309,955.65	115,071.03	348,700.10
10 yrs	7.0%	59,977.17	181,748.99	67,474.31	204,467.62
15 yrs	7.0%	46,430.01	140,696.99	52,233.76	158,284.11
20 yrs	7.0%	40,048.96	121,360.47	45,055.08	136,530.53

Step Up in %		10%	Straight amort	10%
Step Up in Months	1st	7	21 months	30,033.42
	2nd	7		
	3rd	7		
		21		

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	ROGER L CHIU AND EDWARD L CHIU AND CARTER T CHIU
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 January 2, 2024 until January 31, 2024 ONLY
Promo for MAGNUM Phase 2
TSP Discount (in Php) 80,000.00
1 month payment holiday counseling required

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Sample Computation

Phase	1
Block	18
Lot	2
Status	UNSOLD
Unit	MAGNUM
Firewall Orientation	F2F
Lot Type	INSIDE
Actual Lot Area	110
Floor Area	90
Remaining Equity (in months)	12



MAGNUM SAMPLE COMPUTATION	
Total Selling Price	4,973,936.67
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(80,000.00)
Net Total Selling Price	4,893,936.67
Add: 12% Vat	587,272.40
Add: Legal & Misc. Fees	497,393.67
Total Contract Price	5,978,602.73

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	1,195,720.55
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	1,180,720.55
Monthly Equity (12 months)	98,393.38
Loanable Amount (80%)	4,782,882.19

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	582,860.27
25%	36,428.77
35%	51,000.27
40%	58,286.03
Loanable Amount (0.9)	5,380,742.46

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.5%	95,839.15	290,421.66	107,819.04	326,724.37
10 yrs	7.5%	56,773.66	172,041.39	63,870.36	193,546.56
15 yrs	7.5%	44,337.91	134,357.30	49,880.15	151,151.96
20 yrs	7.5%	38,530.57	116,759.31	43,346.90	131,354.23

Step Up in %		10%	Straight amort	10%
Step Up in Months	1st	4	12 months	48,571.69
	2nd	4		
	3rd	4		
		12		

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 January 2, 2024 until January 31, 2024 ONLY

Promo for MAGNUM Phase 1	
TSP Discount (in Php)	80,000.00
1 month payment holiday	counseling required

Sample Computation

Phase	1
Block	28
Lot	3
Status	UNSOLD
Unit	ROCCA PLUS
Firewall Orientation	F2F
Lot Type	INSIDE
Actual Lot Area	99
Floor Area	85.34
Remaining Equity (in months)	9



ROCCA PLUS SAMPLE COMPUTATION	
Total Selling Price	4,972,261.77
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(80,000.00)
Net Total Selling Price	4,892,261.77
Add: 12% Vat	587,071.41
Add: Legal & Misc. Fees	497,226.18
Total Contract Price	5,976,559.36

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	1,195,311.87
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	1,180,311.87
Monthly Equity (9 months)	131,145.76
Loanable Amount (80%)	4,781,247.49

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	582,655.94
25%	48,554.66
35%	67,976.53
40%	77,687.46
Loanable Amount (0.9)	5,378,903.43

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.5%	95,806.39	290,322.40	107,782.19	326,612.70
10 yrs	7.5%	56,754.25	171,982.59	63,848.54	193,480.41
15 yrs	7.5%	44,322.76	134,311.38	49,863.10	151,100.30
20 yrs	7.5%	38,517.40	116,719.41	43,332.08	131,309.33

Step Up in %		10%	Straight amort	10%
Step Up in Months	1st	3	9 months	64,739.55
	2nd	3		
	3rd	3		
		9		

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 January 2, 2024 until January 31, 2024 ONLY

Promo for ROCCA PLUS Phase 1	
TSP Discount (in Php)	80,000.00
1 month payment holiday	counseling required

Sample Computation

Phase	1
Block	17
Lot	9
Status	UNSOLD
Unit	MAGNUM
Firewall Orientation	F2F
Lot Type	INSIDE
Actual Lot Area	110
Floor Area	90
Remaining Equity (in months)	12



MAGNUM SAMPLE COMPUTATION	
Total Selling Price	5,039,314.38
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(80,000.00)
Net Total Selling Price	4,959,314.38
Add: 12% Vat	595,117.73
Add: Legal & Misc. Fees	503,931.44
Total Contract Price	6,058,363.55

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	1,211,672.71
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	1,196,672.71
Monthly Equity (12 months)	99,722.73
Loanable Amount (80%)	4,846,690.84

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	590,836.35
25%	36,927.27
35%	51,698.18
40%	59,083.64
Loanable Amount (0.9)	5,452,527.19

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.5%	97,117.74	294,296.19	109,257.46	331,083.21
10 yrs	7.5%	57,531.08	174,336.60	64,722.46	196,128.67
15 yrs	7.5%	44,929.42	136,149.77	50,545.60	153,168.49
20 yrs	7.5%	39,044.61	118,317.00	43,925.19	133,106.63

Step Up in %		10%	Straight amort	10%
Step Up in Months	1st	4	12 months	49,236.36
	2nd	4		
	3rd	4		
		12		

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 January 2, 2024 until January 31, 2024 ONLY

Promo for MAGNUM Phase 1	
TSP Discount (in Php)	80,000.00
1 month payment holiday	counseling required

Sample Computation

Phase	2
Block	9
Lot	3
Status	UNSOLD
Unit	MAGNUM
Firewall Orientation	SA
Lot Type	INNER
Actual Lot Area	110
Floor Area	90
Remaining Equity (in months)	23



MAGNUM SAMPLE COMPUTATION	
Total Selling Price	5,637,738.55
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(80,000.00)
Net Total Selling Price	5,557,738.55
Add: 12% Vat	666,928.63
Add: Legal & Misc. Fees	563,773.85
Total Contract Price	6,788,441.03

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	1,357,688.21
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	1,342,688.21
Monthly Equity (23 months)	58,377.75
Loanable Amount (80%)	5,430,752.82

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	663,844.10
25%	20,745.13
35%	29,043.18
40%	37,933.95
Loanable Amount (0.9)	6,109,596.92

		BANK FINANCING			
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	107,535.41	325,864.89	120,977.34	366,598.01
10 yrs	7.0%	63,055.65	191,077.71	70,937.60	214,962.43
15 yrs	7.0%	48,813.14	147,918.61	54,914.78	166,408.44
20 yrs	7.0%	42,104.57	127,589.60	47,367.64	143,538.30

Step Up in %		10%	Straight amort	10%
Step Up in Months	1st	8	23 months	28,862.79
	2nd	8		
	3rd	7		
		23		

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	ROGER L CHIU AND EDWARD L CHIU AND CARTER T CHIU
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 January 2, 2024 until January 31, 2024 ONLY

Promo for MAGNUM Phase 2	
TSP Discount (in Php)	80,000.00
1 month payment holiday	counseling required

Sample Computation

Phase	2
Block	15
Lot	14
Status	UNSOLD
Unit	MAGNUM
Firewall Orientation	SA
Lot Type	INNER
Actual Lot Area	110
Floor Area	90
Remaining Equity (in months)	30



Page 1

MAGNUM SAMPLE COMPUTATION	
Total Selling Price	5,235,200.69
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(80,000.00)
Net Total Selling Price	5,155,200.69
Add: 12% Vat	618,624.08
Add: Legal & Misc. Fees	523,520.07
Total Contract Price	6,297,344.85

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	1,259,468.97
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	1,244,468.97
Monthly Equity (30 months)	41,482.30
Loanable Amount (80%)	5,037,875.88

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	614,734.48
25%	15,368.36
35%	21,515.71
40%	24,589.38
Loanable Amount (0.9)	5,667,610.36

		BANK FINANCING			
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	99,755.98	302,290.85	112,225.48	340,077.21
10 yrs	7.0%	58,494.01	177,254.58	65,805.76	199,411.40
15 yrs	7.0%	45,281.85	137,217.74	50,942.08	154,369.95
20 yrs	7.0%	39,058.60	118,359.39	43,940.92	133,154.31

Step Up in %	10%	Straight amort	10%
Step Up in Months	1st	10	30 months
	2nd	10	
	3rd	10	
	30		20,491.15

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	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 January 2, 2024 until January 31, 2024 ONLY	
Promo for MAGNUM Phase 2	
TSP Discount (in Php)	80,000.00
1 month payment holiday	counseling required

Sample Computation

Phase	1
Block	10
Lot	32
Status	UNSOLD
Unit	FRESCO
Firewall Orientation	SA
Lot Type	INSIDE
Actual Lot Area	66
Floor Area	45
Remaining Equity (in months)	13



FRESCO SAMPLE COMPUTATION	
Total Selling Price	2,868,285.44
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(30,000.00)
Net Total Selling Price	2,838,285.44
Add: 12% Vat	-
Add: Legal & Misc. Fees	286,828.54
Total Contract Price	3,125,113.98

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	625,022.80
Holding Fee	(10,000.00)
Less: Promo for the Month	-
Net Equity Payment	615,022.80
Monthly Equity (13 months)	47,309.45
Loanable Amount (80%)	2,500,091.19

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	302,511.40
20%	12,100.46
30%	22,688.35
50%	37,813.92
Loanable Amount (0.9)	2,812,602.58

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	49,504.80	150,014.55	55,692.90	168,766.37
10 yrs	7.0%	29,028.18	87,964.18	32,656.70	98,959.70
15 yrs	7.0%	22,471.53	68,095.53	25,280.47	76,607.48
20 yrs	7.0%	19,383.18	58,736.91	21,806.08	66,079.02

Step Up in %		10%	Straight amort	10%
Step Up in Months	1st	5	13 months	23,270.11
	2nd	4		
	3rd	4		
		13		

*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	₱10,000.00
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 January 2, 2024 until January 31, 2024 ONLY

Promo for FRESCO Phase 1	
TSP Discount (in Php)	30,000.00
1 month payment holiday	counseling required

Sample Computation

Phase	2
Block	12
Lot	6
Status	UNSOLD
Unit	MAGNUM
Firewall Orientation	SA
Lot Type	EASEMENT
Actual Lot Area	111.18
Floor Area	90
Remaining Equity (in months)	18



MAGNUM SAMPLE COMPUTATION	
Total Selling Price	5,615,216.61
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(80,000.00)
Net Total Selling Price	5,535,216.61
Add: 12% Vat	664,225.99
Add: Legal & Misc. Fees	561,521.66
Total Contract Price	6,760,964.27

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	1,352,192.85
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	1,337,192.85
Monthly Equity (18 months)	74,288.49
Loanable Amount (80%)	5,408,771.42

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	661,096.43
25%	27,545.68
35%	38,563.96
40%	44,073.10
Loanable Amount (0.9)	6,084,867.84

		BANK FINANCING			
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	107,100.16	324,545.93	120,487.68	365,114.17
10 yrs	7.0%	62,800.42	190,304.31	70,650.48	214,092.35
15 yrs	7.0%	48,615.57	147,319.90	54,692.51	165,734.89
20 yrs	7.0%	41,934.15	127,073.17	47,175.92	142,957.32

Step Up in %		10%	Straight amort	10%
Step Up in Months	1st	6	18 months	36,727.58
	2nd	6		
	3rd	6		
		18		

*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	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 January 2, 2024 until January 31, 2024 ONLY

Promo for MAGNUM Phase 2	
TSP Discount (in Php)	80,000.00
1 month payment holiday	counseling required