

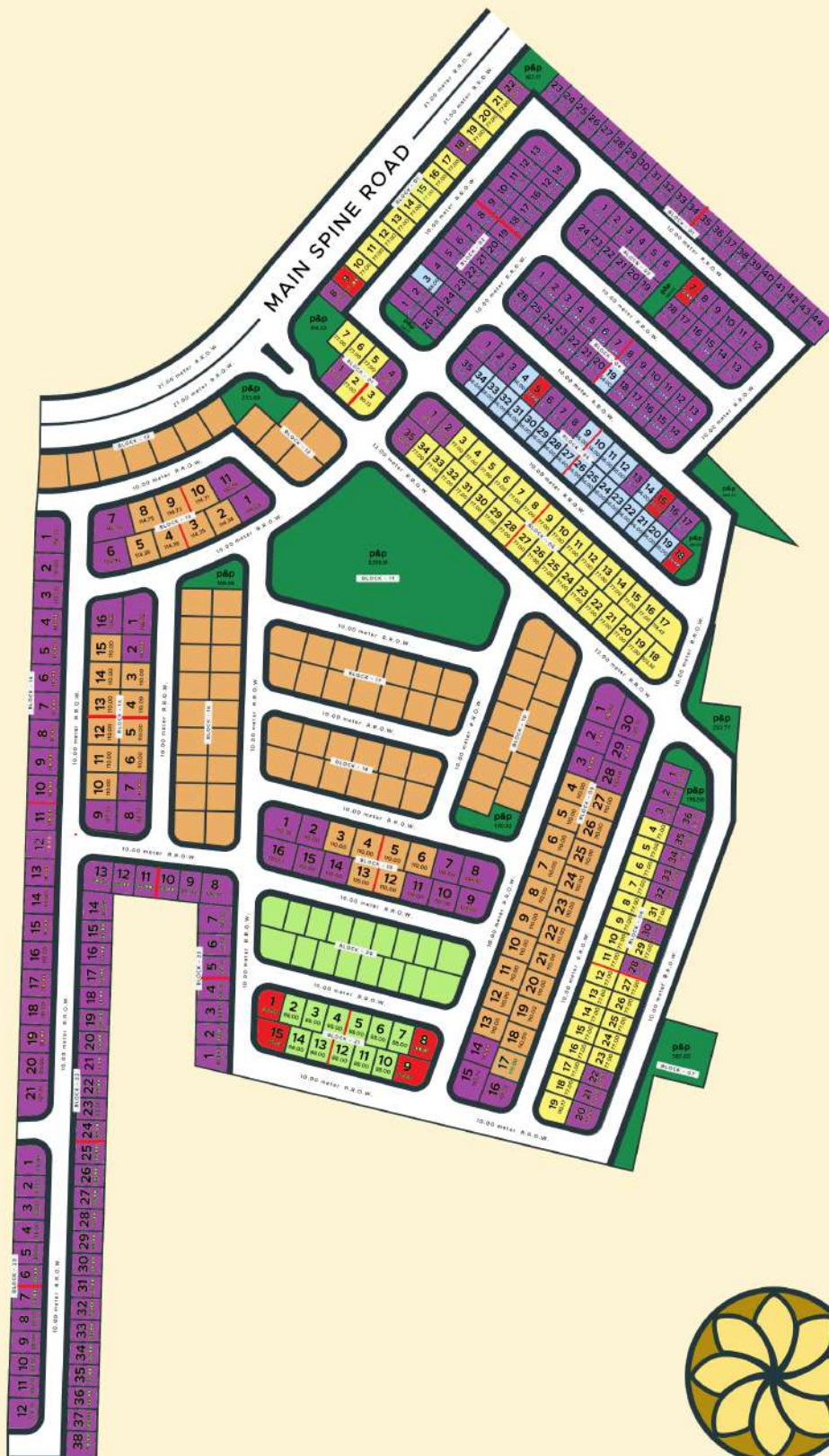


-  Sold
-  Magnum
-  Rocca
-  Vita
-  Oro
-  Fresco
-  For Evaluation
-  Hold for 3 days



INTALIO
ESTATES

AS OF SEPTEMBER 18, 2023 | 10:00 AM



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



INTALIO
ESTATES

AS OF SEPTEMBER 18, 2023 | 10:00 AM



WEE COMM
MAGNUM
PROPERTIES



INTALIO
ESTATES

INVESTOR'S NIGHT

ONE DAY PROMO EXTENDED

UNTIL SEPTEMBER 20, 2023

**PHP20,000 ONLY
Reservation Fee**

**Internet Bundle Promo
Installation+ 1 month**

CONVERGE
EXPERIENCE BETTER.



MAGNUM

**PHASE 1
100,000
TSP DISCOUNT**

**PHASE 2
120,000
TSP DISCOUNT**

UPGRADED SMART HOME

ROCCA PLUS



**PHASE 1
80,000
TSP DISCOUNT
UPGRADED SMART HOME**

VITA



**PHASE 1 PHASE 2
70,000 80,000
TSP DISCOUNT
UPGRADED SMART HOME**

ORO



**PHASE 1 & 2
60,000
TSP DISCOUNT
BASIC SMART HOME**

FRESCO



**PHASE 1 & 2
50,000
TSP DISCOUNT
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



INTALIO
ESTATES

INVESTOR'S NIGHT SMART HOME PROMO

MODEL UNIT	PROMO PACKAGE	INCLUSIONS
Magnum	Upgraded Smart Home	2 Smart Flexi Camera, 2 IR Transceivers, Smart Switch, Smart Wall Socket with USB, Smart Video Doorbell, Smart Entrance Lock
Rocca Plus	Upgraded Smart Home	
Vita	Upgraded Smart Home	
Oro	Basic Smart Home	1 Smart Flexi Camera, 1 IR Transceivers, Smart Switch, Smart Wall Socket with USB
Fresco	Basic Smart Home	



WEE COMM
MAGNUM
PROPERTIES



INTALIO
ESTATES

INVESTOR'S NIGHT SELLER'S PROMO

ONE DAY PROMO EXTENDED

UNTIL SEPTEMBER 20, 2023

GET PHP 10,000 CASH INCENTIVES PLUS GROCERY VOUCHER!

UNIT	ADDITIONAL INCENTIVE (GROCERY VOUCHER)
MAGNUM	PHP 8,000
ROCCA PLUS	PHP 7,000
VITA	PHP 6,000
ORO	PHP 5,000
FRESCO	PHP 4,000

Mechanics:

- i. Full payment of reservation/holding fee on September 16, 2023
- 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 3rd equity payment
- v. Buyer must have undergone the counseling
- vi. Buyer must have issued complete PDCs or enrolled to ADA facility
- vii. Applies to standard and step-up equity payment term of the buyer

Sample Computation

Phase	2
Block	5
Lot	4
Status	UNSOLD
Unit	FRESCO
Firewall Orientation	SA
Lot Type	INNER
Actual Lot Area	66
Floor Area	45
Remaining Equity (in months)	25



FRESCO SAMPLE COMPUTATION	
Total Selling Price	3,033,186.61
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(50,000.00)
Net Total Selling Price	2,983,186.61
Add: 12% Vat	-
Add: Legal & Misc. Fees	303,318.66
Total Contract Price	3,286,505.27

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	657,301.05
Holding Fee	(20,000.00)
Less: Promo for the Month	-
Net Equity Payment	637,301.05
Monthly Equity (25 months)	25,492.04
Loanable Amount (80%)	2,629,204.22

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	308,650.53
20%	6,173.01
30%	11,574.39
50%	22,046.47
Loanable Amount (0.9)	2,957,854.74

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	52,061.39	157,761.80	58,569.07	177,482.03
10 yrs	7.0%	30,527.29	92,506.94	34,343.20	104,070.31
15 yrs	7.0%	23,632.03	71,612.21	26,586.03	80,563.74
20 yrs	7.0%	20,384.19	61,770.28	22,932.22	69,491.56

Step Up in %	10%	
Step Up in Months	1st	10
	2nd	8
	3rd	7
		25

*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	₱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

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)	11



MAGNUM SAMPLE COMPUTATION	
Total Selling Price	5,139,314.38
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(100,000.00)
Net Total Selling Price	5,039,314.38
Add: 12% Vat	604,717.73
Add: Legal & Misc. Fees	513,931.44
Total Contract Price	6,157,963.55

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	1,231,592.71
Holding Fee	(20,000.00)
Less: Promo for the Month	-
Net Equity Payment	1,211,592.71
Monthly Equity (11 months)	110,144.79
Loanable Amount (80%)	4,926,370.84

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	595,796.35
25%	37,237.27
35%	52,132.18
40%	79,439.51
Loanable Amount (0.9)	5,542,167.19

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.5%	98,714.37	299,134.44	111,053.66	336,526.25
10 yrs	7.5%	58,476.89	177,202.71	65,786.51	199,353.05
15 yrs	7.5%	45,668.07	138,388.08	51,376.57	155,686.59
20 yrs	7.5%	39,686.51	120,262.15	44,647.32	135,294.91

Step Up in %		10%
Step Up in Months	1st	4
	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	₱20,000.00
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

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)	19



MAGNUM SAMPLE COMPUTATION	
Total Selling Price	5,637,738.55
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(120,000.00)
Net Total Selling Price	5,517,738.55
Add: 12% Vat	662,128.63
Add: Legal & Misc. Fees	563,773.85
Total Contract Price	6,743,641.03

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	1,348,728.21
Holding Fee	(20,000.00)
Less: Promo for the Month	-
Net Equity Payment	1,328,728.21
Monthly Equity (19 months)	69,933.06
Loanable Amount (80%)	5,394,912.82

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	654,364.10
25%	23,370.15
35%	38,171.24
40%	43,624.27
Loanable Amount (0.9)	6,069,276.92

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	106,825.74	323,714.36	120,178.96	364,178.66
10 yrs	7.0%	62,639.51	189,816.70	70,469.45	213,543.79
15 yrs	7.0%	48,491.00	146,942.43	54,552.38	165,310.23
20 yrs	7.0%	41,826.70	126,747.58	47,055.04	142,591.03

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

*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	₱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

Sample Computation

Phase	1
Block	9
Lot	15
Status	UNSOLD
Unit	ORO
Firewall Orientation	F2F
Lot Type	INSIDE
Actual Lot Area	77
Floor Area	60
Remaining Equity (in months)	14



ORO SAMPLE COMPUTATION	
Total Selling Price	3,669,056.61
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(60,000.00)
Net Total Selling Price	3,609,056.61
Add: 12% Vat	-
Add: Legal & Misc. Fees	366,905.66
Total Contract Price	3,975,962.27

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	795,192.45
Holding Fee	(20,000.00)
Less: Promo for the Month	-
Net Equity Payment	775,192.45
Monthly Equity (14 months)	55,370.89
Loanable Amount (80%)	3,180,769.81

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	377,596.23
25%	18,879.81
35%	26,431.74
40%	37,759.62
Loanable Amount (0.9)	3,578,366.04

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	62,983.05	190,857.74	70,855.94	214,714.96
10 yrs	7.0%	36,931.43	111,913.44	41,547.86	125,902.62
15 yrs	7.0%	28,589.66	86,635.33	32,163.37	97,464.74
20 yrs	7.0%	24,660.47	74,728.71	27,743.03	84,069.80

Step Up in %		10%
Step Up in Months	1st	5
	2nd	5
	3rd	4
		14

*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	Wee Comm Magnum Properties, Inc.
Bank	Banco De Oro Unibank Inc. (BDO)
Account Number	007-5-4800892-0
Swift Code	BNORPHMM
Address	Shaw-Mandaluyong

Sample Computation

Phase	2
Block	1
Lot	5
Status	UNSOLD
Unit	ORO
Firewall Orientation	SA
Lot Type	INNER
Actual Lot Area	77
Floor Area	60
Remaining Equity (in months)	18



ORO SAMPLE COMPUTATION	
Total Selling Price	4,093,100.10
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(60,000.00)
Net Total Selling Price	4,033,100.10
Add: 12% Vat	483,972.01
Add: Legal & Misc. Fees	409,310.01
Total Contract Price	4,926,382.12

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	985,276.42
Holding Fee	(20,000.00)
Less: Promo for the Month	-
Net Equity Payment	965,276.42
Monthly Equity (18 months)	53,626.47
Loanable Amount (80%)	3,941,105.70

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	472,638.21
25%	19,693.26
35%	27,570.56
40%	31,509.21
Loanable Amount (0.9)	4,433,743.91

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	78,038.62	236,480.66	87,793.44	266,040.74
10 yrs	7.0%	45,759.58	138,665.39	51,479.53	155,998.56
15 yrs	7.0%	35,423.77	107,344.76	39,851.74	120,762.86
20 yrs	7.0%	30,555.35	92,591.97	34,374.77	104,165.97

Step Up in %		10%
Step Up in Months	1st	6
	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	₱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

Sample Computation

Phase	1
Block	25
Lot	5
Status	UNSOLD
Unit	ROCCA PLUS
Firewall Orientation	SA
Lot Type	INSIDE
Actual Lot Area	99
Floor Area	85.34
Remaining Equity (in months)	24



ROCCA PLUS SAMPLE COMPUTATION	
Total Selling Price	4,617,239.35
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(80,000.00)
Net Total Selling Price	4,537,239.35
Add: 12% Vat	544,468.72
Add: Legal & Misc. Fees	461,723.94
Total Contract Price	5,543,432.01

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	1,108,686.40
Holding Fee	(20,000.00)
Less: Promo for the Month	-
Net Equity Payment	1,088,686.40
Monthly Equity (24 months)	45,361.93
Loanable Amount (80%)	4,434,745.61

STEP UP EQUITY COMPUTATION	
Downpayment (0.15)	811,514.80
25%	25,359.84
35%	35,503.77
40%	40,575.74
Loanable Amount (0.85)	4,711,917.21

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.150)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	87,813.28	266,100.84	93,301.61	282,732.15
10 yrs	7.0%	51,491.16	156,033.81	54,709.35	165,785.92
15 yrs	7.0%	39,860.75	120,790.14	42,352.04	128,339.53
20 yrs	7.0%	34,382.54	104,189.50	36,531.44	110,701.35

Step Up in %		15%
Step Up in Months	1st	8
	2nd	8
	3rd	8
		24

*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	Wee Comm Magnum Properties, Inc.
Bank	Banco De Oro Unibank Inc. (BDO)
Account Number	007-5-4800892-0
Swift Code	BNORPHMM
Address	Shaw-Mandaluyong

Sample Computation

Phase	1
Block	5
Lot	3
Status	UNSOLD
Unit	VITA
Firewall Orientation	SA
Lot Type	INSIDE
Actual Lot Area	88
Floor Area	70
Remaining Equity (in months)	14



VITA SAMPLE COMPUTATION	
Total Selling Price	4,194,504.21
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(70,000.00)
Net Total Selling Price	4,124,504.21
Add: 12% Vat	494,940.51
Add: Legal & Misc. Fees	419,450.42
Total Contract Price	5,038,895.14

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	1,007,779.03
Holding Fee	(20,000.00)
Less: Promo for the Month	-
Net Equity Payment	987,779.03
Monthly Equity (14 months)	70,555.64
Loanable Amount (80%)	4,031,116.11

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	483,889.51
25%	24,194.48
35%	33,872.27
40%	48,388.95
Loanable Amount (0.9)	4,535,005.63

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	79,820.93	241,881.61	89,798.55	272,116.81
10 yrs	7.0%	46,804.68	141,832.35	52,655.26	159,561.40
15 yrs	7.0%	36,232.81	109,796.40	40,761.91	123,520.95
20 yrs	7.0%	31,253.20	94,706.67	35,159.85	106,545.00

Step Up in %		10%
Step Up in Months	1st	5
	2nd	5
	3rd	4
		14

*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	Wee Comm Magnum Properties, Inc.
Bank	Banco De Oro Unibank Inc. (BDO)
Account Number	007-5-4800892-0
Swift Code	BNORPHMM
Address	Shaw-Mandaluyong

Sample Computation

Phase	2
Block	21
Lot	6
Status	UNSOLD
Unit	VITA
Firewall Orientation	SA
Lot Type	INNER
Actual Lot Area	88
Floor Area	70
Remaining Equity (in months)	20



VITA SAMPLE COMPUTATION	
Total Selling Price	4,303,906.65
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(80,000.00)
Net Total Selling Price	4,223,906.65
Add: 12% Vat	506,868.80
Add: Legal & Misc. Fees	430,390.67
Total Contract Price	5,161,166.12

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	1,032,233.22
Holding Fee	(20,000.00)
Less: Promo for the Month	-
Net Equity Payment	1,012,233.22
Monthly Equity (20 months)	50,611.66
Loanable Amount (80%)	4,128,932.89

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	496,116.61
25%	17,718.45
35%	24,805.83
40%	33,074.44
Loanable Amount (0.9)	4,645,049.51

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	81,757.82	247,750.97	91,977.55	278,719.84
10 yrs	7.0%	47,940.41	145,273.98	53,932.96	163,433.22
15 yrs	7.0%	37,112.02	112,460.65	41,751.02	126,518.24
20 yrs	7.0%	32,011.57	97,004.77	36,013.02	109,130.36

Step Up in %		10%
Step Up in Months	1st	7
	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	₱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