

INVENTORY UPDATE:
as of March 01, 2023



- Magnum
- Vita
- Oro
- Fresco

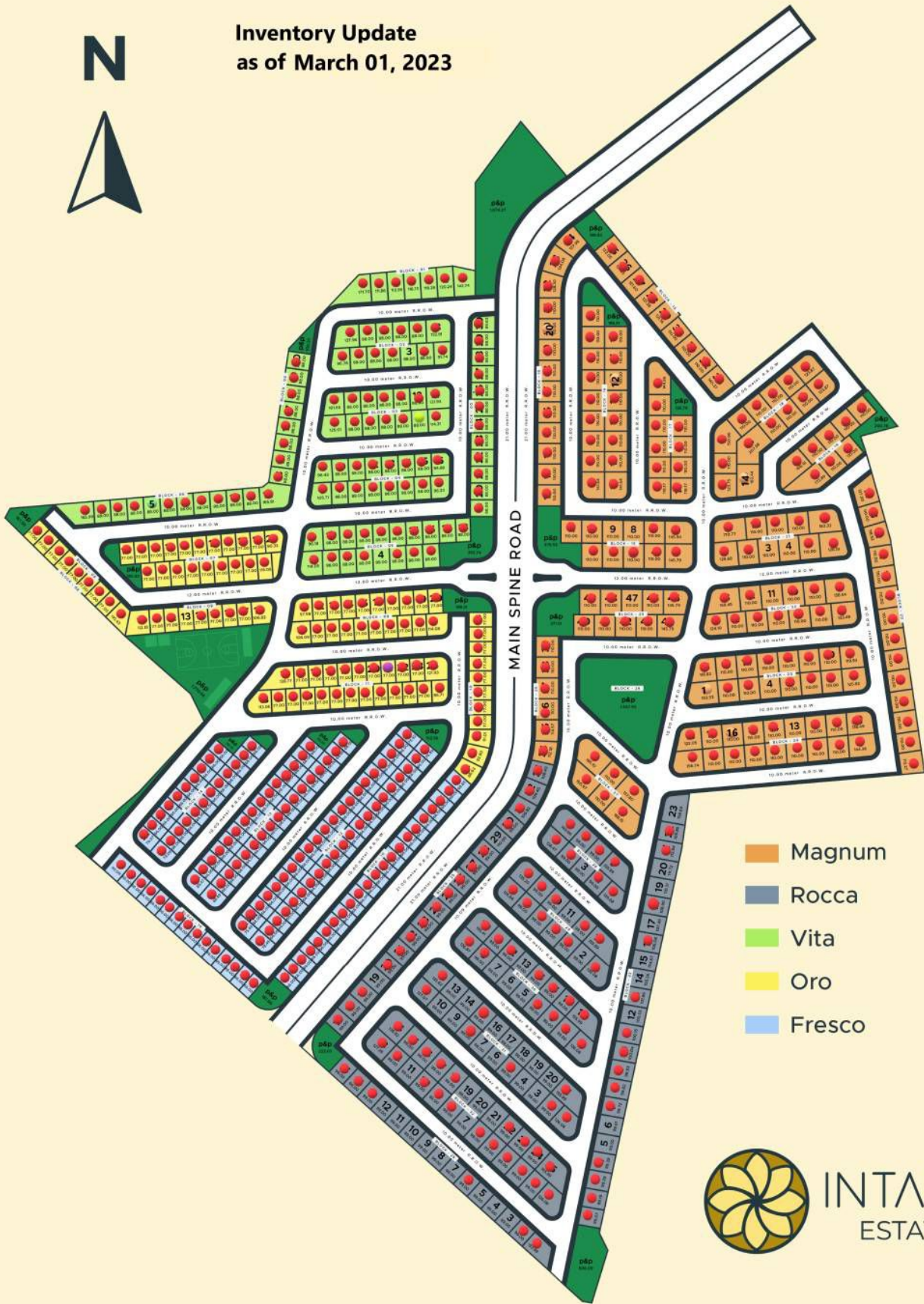


INTALIO
ESTATES

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Inventory Update as of March 01, 2023



- Magnum
- Rocca
- Vita
- Oro
- Fresco



INTALIO
ESTATES

Sample Computation

Phase	2
Block	1
Lot	12
Unit	ORO
Firewall Orientation	SA
Actual Lot Area	77
Floor Area	60
Remaining Equity (in months)	23



ORO SAMPLE COMPUTATION		
Total Selling Price	:	3,864,775.05
Less: Discount (November Promo)	:	(30,000.00)
Net Total Selling Price	:	3,834,775.05
Add: 12% Vat	:	-
Add: Legal & Misc. Fees	:	386,477.50
Total Contract Price	:	4,221,252.55

STANDARD EQUITY COMPUTATION		
Down Payment (20%)	:	844,250.51
Holding Fee	:	15,000.00
Less Promo Holding Fee Discount: (March Promo)	:	5,000.00
Net Equity Payment	:	824,250.51
Monthly Equity (23 months)	:	35,836.98
Loanable Amount (80%)	:	3,377,002.04

STEP UP EQUITY COMPUTATION		
Downpayment (0.15)	:	613,187.88
25%	:	19,162.12
35%	:	26,826.97
40%	:	35,039.31
Loanable Amount (0.85)	:	3,588,064.67

BANK FINANCING					
No. of years	Rate	Standard (20%)		Step-up (%)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	8.5%	69,284.37	209,952.63	73,614.64	223,074.67
10 yrs	8.5%	41,869.99	126,878.77	44,486.87	134,808.69
15 yrs	8.5%	33,254.67	100,771.74	35,333.09	107,069.98
20 yrs	8.5%	29,306.41	88,807.30	31,138.06	94,357.75

Step Up in %		15%
Step Up in Months	1st	8
	2nd	8
	3rd	7
		23

***Official Selling Price shall be based on the signed/approved Annex A

***The developer has the right to correct any typo error in this pricelist

***Availability of the unit will be based on the Inventory Map released by the Sales Department

Sample Computation

Phase	2
Block	22
Lot	12
Unit	VITA
Firewall Orientation	SA
Actual Lot Area	88
Floor Area	70
Remaining Equity (in months)	31



VITA SAMPLE COMPUTATION		
Total Selling Price	:	4,281,996.95
Less: Discount (November Promo)	:	(50,000.00)
Net Total Selling Price	:	4,231,996.95
Add: 12% Vat	:	-
Add: Legal & Misc. Fees	:	428,199.70
Total Contract Price	:	4,660,196.65

STANDARD EQUITY COMPUTATION		
Down Payment (20%)	:	932,039.33
Holding Fee	:	15,000.00
Less Promo Holding Fee Discount: (March Promo)	:	5,000.00
Net Equity Payment	:	912,039.33
Monthly Equity (31 months)	:	29,420.62
Loanable Amount (80%)	:	3,728,157.32

STEP UP EQUITY COMPUTATION		
Downpayment (0.15)	:	679,029.50
25%	:	15,432.49
35%	:	23,766.03
40%	:	27,161.18
Loanable Amount (0.85)	:	3,961,167.15

BANK FINANCING					
No. of years	Rate	Standard (20%)		Step-up (%)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	8.5%	76,488.86	231,784.41	81,269.41	246,270.94
10 yrs	8.5%	46,223.82	140,072.17	49,112.80	148,826.68
15 yrs	8.5%	36,712.64	111,250.42	39,007.18	118,203.58
20 yrs	8.5%	32,353.82	98,041.86	34,375.93	104,169.48

Step Up in %		15%
Step Up in Months	1st	11
	2nd	10
	3rd	10
		31

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Sample Computation

Phase	2
Block	14
Lot	2
Unit	MAGNUM
Firewall Orientation	SA
Actual Lot Area	110
Floor Area	90
Remaining Equity (in months)	33



MAGNUM SAMPLE COMPUTATION		
Total Selling Price	:	5,294,429.68
Less: Discount (November Promo)	:	(75,000.00)
Net Total Selling Price	:	5,219,429.68
Add: 12% Vat	:	626,331.56
Add: Legal & Misc. Fees	:	529,442.97
Total Contract Price	:	6,375,204.21

STANDARD EQUITY COMPUTATION		
Down Payment (20%)	:	1,275,040.84
Holding Fee	:	15,000.00
Less Promo Holding Fee Discount: (March Promo)	:	5,000.00
Net Equity Payment		1,255,040.84
Monthly Equity (33 months)	:	38,031.54
Loanable Amount (80%)	:	5,100,163.37

STEP UP EQUITY COMPUTATION		
Downpayment (0.2)	:	1,255,040.84
25%	:	28,523.66
35%	:	39,933.12
40%	:	45,637.85
Loanable Amount (0.8)	:	5,100,163.37

BANK FINANCING					
No. of years	Rate	Standard (20%)		Step-up (%)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	8.5%	104,637.66	317,083.82	104,637.66	317,083.82
10 yrs	8.5%	63,234.73	191,620.38	63,234.73	191,620.38
15 yrs	8.5%	50,223.33	152,191.90	50,223.33	152,191.90
20 yrs	8.5%	44,260.40	134,122.43	44,260.40	134,122.43

Step Up in %	20%
Step Up in Months	1st 11
	2nd 11
	3rd 11
	33

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Sample Computation

Phase	2
Block	4
Lot	12
Unit	FRESCO
Firewall Orientation	SA
Actual Lot Area	66
Floor Area	45
Remaining Equity (in months)	28



FRESCO SAMPLE COMPUTATION	
Total Selling Price	2,922,673.03
Less: Discount (November Promo)	(25,000.00)
Net Total Selling Price	2,897,673.03
Add: 12% Vat	-
Add: Legal & Misc. Fees	292,267.30
Total Contract Price	3,189,940.34

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	637,988.07
Holding Fee	15,000.00
Less Promo Holding Fee Discount: (March Promo)	5,000.00
Net Equity Payment	617,988.07
Monthly Equity (28 months)	22,071.00
Loanable Amount (80%)	2,551,952.27

STEP UP EQUITY COMPUTATION	
Downpayment (0.15)	458,491.05
20%	9,169.82
30%	15,283.04
50%	25,471.73
Loanable Amount (0.85)	2,711,449.29

BANK FINANCING					
No. of years	Rate	Standard (20%)		Step-up (%)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	8.5%	52,357.21	158,658.21	55,629.53	168,574.35
10 yrs	8.5%	31,640.56	95,880.47	33,618.09	101,873.00
15 yrs	8.5%	25,130.08	76,151.77	26,700.71	80,911.25
20 yrs	8.5%	22,146.43	67,110.41	23,530.59	71,304.81

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

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Sample Computation

Phase	1
Block	8
Lot	13
Unit	ORO
Firewall Orientation	F2F
Actual Lot Area	77
Floor Area	60
Remaining Equity (in months)	23



ORO SAMPLE COMPUTATION		
Total Selling Price	:	3,564,439.58
Less: Discount (October Promo)	:	(30,000.00)
Net Total Selling Price	:	3,534,439.58
Add: 12% Vat	:	-
Add: Legal & Misc. Fees	:	356,443.96
Total Contract Price	:	3,890,883.54

STANDARD EQUITY COMPUTATION		
Down Payment (20%)	:	778,176.71
Holding Fee	:	15,000.00
Less Promo Holding Fee Discount: (March Promo)	:	5,000.00
Net Equity Payment	:	758,176.71
Monthly Equity (23 months)	:	32,964.20
Loanable Amount (80%)	:	3,112,706.83

STEP UP EQUITY COMPUTATION		
Downpayment (0.15)	:	563,632.53
25%	:	17,613.52
35%	:	24,658.92
40%	:	32,207.57
Loanable Amount (0.85)	:	3,307,251.01

BANK FINANCING					
No. of years	Rate	Standard (20%)		Step-up (%)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	8.5%	63,861.95	193,521.05	67,853.32	205,616.12
10 yrs	8.5%	38,593.11	116,948.82	41,005.18	124,258.12
15 yrs	8.5%	30,652.06	92,885.02	32,567.81	98,690.33
20 yrs	8.5%	27,012.79	81,856.95	28,701.09	86,973.01

Step Up in %		15%
Step Up in Months	1st	8
	2nd	8
	3rd	7
		23

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Sample Computation

Phase	1
Block	25
Lot	47
Unit	MAGNUM
Firewall Orientation	F2F
Actual Lot Area	110
Floor Area	90
Remaining Equity (in months)	7



MAGNUM SAMPLE COMPUTATION		
Total Selling Price	:	5,549,088.86
Less: Discount (October Promo)	:	(75,000.00)
Net Total Selling Price	:	5,474,088.86
Add: 12% Vat	:	656,890.66
Add: Legal & Misc. Fees	:	554,908.89
Total Contract Price	:	6,685,888.41

STANDARD EQUITY COMPUTATION		
Down Payment (20%)	:	1,337,177.68
Holding Fee	:	15,000.00
Less Promo Holding Fee Discount: (March Promo)	:	5,000.00
Net Equity Payment	:	1,317,177.68
Monthly Equity (7 months)	:	188,168.24
Loanable Amount (80%)	:	5,348,710.73

STEP UP EQUITY COMPUTATION		
Downpayment (0.1)	:	648,588.84
25%	:	54,049.07
35%	:	113,503.05
40%	:	129,717.77
Loanable Amount (0.9)	:	6,017,299.57

BANK FINANCING					
No. of years	Rate	Standard (20%)		Step-up (%)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	8.5%	109,736.99	332,536.34	123,454.12	374,103.38
10 yrs	8.5%	66,316.36	200,958.66	74,605.90	226,078.49
15 yrs	8.5%	52,670.87	159,608.70	59,254.73	179,559.79
20 yrs	8.5%	46,417.35	140,658.65	52,219.52	158,240.98

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

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Sample Computation

Phase	1
Block	33
Lot	20
Unit	ROCCA
Firewall Orientation	SA
Actual Lot Area	111.72
Floor Area	80
Remaining Equity (in months)	27



ROCCA SAMPLE COMPUTATION	
Total Selling Price	4,970,179.89
Less: Discount (October Promo)	(50,000.00)
Net Total Selling Price	4,920,179.89
Add: 12% Vat	590,421.59
Add: Legal & Misc. Fees	497,017.99
Total Contract Price	6,007,619.46

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	1,201,523.89
Holding Fee	15,000.00
Less Promo Holding Fee Discount: (March Promo)	5,000.00
Net Equity Payment	1,181,523.89
Monthly Equity (27 months)	43,760.14
Loanable Amount (80%)	4,806,095.57

STEP UP EQUITY COMPUTATION	
Downpayment (0.15)	881,142.92
25%	24,476.19
35%	34,266.67
40%	39,161.91
Loanable Amount (0.85)	5,106,476.54

BANK FINANCING					
No. of years	Rate	Standard (20%)		Step-up (%)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	8.5%	98,604.41	298,801.24	104,767.19	317,476.32
10 yrs	8.5%	59,588.71	180,571.84	63,313.00	191,857.58
15 yrs	8.5%	47,327.52	143,416.74	50,285.49	152,380.29
20 yrs	8.5%	41,708.41	126,389.13	44,315.19	134,288.45

Step Up in %	15%	
Step Up in Months	1st	9
	2nd	9
	3rd	9
	27	

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