







-  Magnum
-  Rocca
-  Vita
-  Oro
-  Fresco
-  Hold



INTALIO
ESTATES



- Magnum
- Vita
- Oro
- Fresco



INTALIO
ESTATES

Sample Computation

Phase	1
Block	22
Lot	11
Unit	MAGNUM
Firewall Orientation	F2F
Actual Lot Area	110
Floor Area	90
Remaining Equity (in months)	11



MAGNUM SAMPLE COMPUTATION

Total Selling Price	:	5,474,142.21
Less: Discount (March Promo)	:	(75,000.00)
Net Total Selling Price	:	5,399,142.21
Add: 12% Vat	:	-
Add: Legal & Misc. Fees	:	547,414.22
Total Contract Price	:	5,946,556.43

STANDARD EQUITY COMPUTATION

Down Payment (20%)	:	1,189,311.29
Holding Fee	:	15,000.00
Less: Promo Holding Fee Discount	:	5,000.00
Net Equity Payment	:	1,169,311.29
Monthly Equity (11 months)	:	106,301.03
Loanable Amount (80%)	:	4,757,245.15

STEP UP EQUITY COMPUTATION

Downpayment (0.1)	:	574,655.64
25%	:	35,915.98
35%	:	50,282.37
40%	:	76,620.75
Loanable Amount (0.9)	:	5,351,900.79

BANK FINANCING

No. of years	Rate	Standard (20%)		Step-up (%)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	8.5%	97,602.17	295,764.15	109,802.44	332,734.67
10 yrs	8.5%	58,983.03	178,736.46	66,355.91	201,078.52
15 yrs	8.5%	46,846.47	141,959.01	52,702.28	159,703.89
20 yrs	8.5%	41,284.48	125,104.48	46,445.04	140,742.54

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

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Sample Computation

Phase	2
Block	4
Lot	22
Unit	FRESCO
Firewall Orientation	SA
Actual Lot Area	66
Floor Area	45
Remaining Equity (in months)	24



FRESCO SAMPLE COMPUTATION

Total Selling Price	:	2,995,739.86
Less: Discount (March Promo)	:	(25,000.00)
Net Total Selling Price	:	2,970,739.86
Add: 12% Vat	:	
Add: Legal & Misc. Fees	:	299,573.99
Total Contract Price	:	3,270,313.85

STANDARD EQUITY COMPUTATION

Down Payment (20%)	:	654,062.77
Holding Fee	:	15,000.00
Less: Promo Holding Fee Discount	:	5,000.00
Net Equity Payment	:	634,062.77
Monthly Equity (24 months)	:	26,419.28
Loanable Amount (80%)	:	2,616,251.08

STEP UP EQUITY COMPUTATION

Downpayment (0.15)	:	470,547.08
25%	:	14,704.60
35%	:	20,586.43
40%	:	23,527.35
Loanable Amount (0.85)	:	2,779,766.77

BANK FINANCING

No. of years	Rate	Standard (20%)		Step-up (%)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	8.5%	53,676.40	162,655.75	57,031.17	172,821.73
10 yrs	8.5%	32,437.77	98,296.27	34,465.13	104,439.79
15 yrs	8.5%	25,763.26	78,070.48	27,373.46	82,949.89
20 yrs	8.5%	22,704.43	68,801.32	24,123.46	73,101.40

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

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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 (March 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	:	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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14/03/2023 9:19

Sample Computation

Phase	2
Block	1
Lot	1
Unit	ORO
Firewall Orientation	SA
Actual Lot Area	77
Floor Area	60
Remaining Equity (in months)	26



ORO SAMPLE COMPUTATION

Total Selling Price	:	4,184,628.90
Less: Discount (March 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 Holding Fee Discount	:	5,000.00
Net Equity Payment	:	994,329.45
Monthly Equity (26 months)	:	38,243.44
Loanable Amount (80%)	:	4,057,317.81

STEP UP EQUITY COMPUTATION

Downpayment (0.15)	:	740,747.09
20%	:	16,461.05
30%	:	24,691.57
50%	:	46,296.69
Loanable Amount (0.85)	:	4,310,900.17

BANK FINANCING

No. of years	Rate	Standard (20%)		Step-up (%)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	8.5%	83,242.09	252,248.75	88,444.72	268,014.30
10 yrs	8.5%	50,304.93	152,439.19	53,448.99	161,966.64
15 yrs	8.5%	39,954.01	121,072.77	42,451.14	128,639.82
20 yrs	8.5%	35,210.35	106,698.02	37,410.99	113,366.65

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

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Sample Computation

Phase	1
Block	2
Lot	3
Unit	VITA
Firewall Orientation	F2F
Actual Lot Area	88
Floor Area	70
Remaining Equity (in months)	22



VITA SAMPLE COMPUTATION	
Total Selling Price	3,804,026.35
Less: Discount (March Promo)	(50,000.00)
Net Total Selling Price	3,754,026.35
Add: 12% Vat	450,483.16
Add: Legal & Misc. Fees	380,402.64
Total Contract Price	4,584,912.15

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	916,982.43
Holding Fee	15,000.00
Less: Promo Holding Fee Discount	5,000.00
Net Equity Payment	896,982.43
Monthly Equity (22 months)	40,771.93
Loanable Amount (80%)	3,667,929.72

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	438,491.21
25%	13,702.85
35%	21,924.56
40%	25,056.64
Loanable Amount (0.9)	4,126,420.93

BANK FINANCING					
No. of years	Rate	Standard (20%)		Step-up (%)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	8.5%	75,253.19	228,039.98	84,659.84	256,544.98
10 yrs	8.5%	45,477.08	137,809.33	51,161.71	155,035.50
15 yrs	8.5%	36,119.55	109,453.20	40,634.50	123,134.85
20 yrs	8.5%	31,831.15	96,458.02	35,810.04	108,515.27

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

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14/03/2023 10:02

Sample Computation

Phase	2
Block	22
Lot	22
Unit	VITA
Firewall Orientation	SA
Actual Lot Area	88
Floor Area	70
Remaining Equity (in months)	33



VITA SAMPLE COMPUTATION

Total Selling Price	:	4,228,078.18
Less: Discount (March 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 Holding Fee Discount	:	5,000.00
Net Equity Payment	:	900,177.20
Monthly Equity (33 months)	:	27,278.10
Loanable Amount (80%)	:	3,680,708.80

STEP UP EQUITY COMPUTATION

Downpayment (0.2)	:	900,177.20
25%	:	20,458.57
35%	:	28,642.00
40%	:	32,733.72
Loanable Amount (0.8)	:	3,680,708.80

BANK FINANCING

No. of years	Rate	Standard (20%)		Step-up (%)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	8.5%	75,515.38	228,834.48	75,515.38	228,834.48
10 yrs	8.5%	45,635.52	138,289.46	45,635.52	138,289.46
15 yrs	8.5%	36,245.40	109,834.53	36,245.40	109,834.53
20 yrs	8.5%	31,942.05	96,794.08	31,942.05	96,794.08

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

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14/03/2023 9:57

Sample Computation

Phase	1
Block	25
Lot	29
Unit	ROCCA PLUS
Firewall Orientation	SA
Actual Lot Area	99
Floor Area	85.34
Remaining Equity (in months)	16



ROCCA PLUS SAMPLE COMPUTATION	
Total Selling Price	4,527,025.64
Less: Discount (March Promo)	(150,000.00)
Net Total Selling Price	4,377,025.64
Add: 12% Vat	525,243.08
Add: Legal & Misc. Fees	452,702.56
Total Contract Price	5,354,971.28

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	1,070,994.26
Holding Fee	15,000.00
Less: Promo Holding Fee Discount	5,000.00
Net Equity Payment	1,050,994.26
Monthly Equity (16 months)	65,687.14
Loanable Amount (80%)	4,283,977.03

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	515,497.13
25%	21,479.05
35%	36,084.80
40%	41,239.77
Loanable Amount (0.9)	4,819,474.16

BANK FINANCING					
No. of years	Rate	Standard (20%)		Step-up (%)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	8.5%	87,892.35	266,340.45	98,878.89	299,633.01
10 yrs	8.5%	53,115.18	160,955.10	59,754.58	181,074.49
15 yrs	8.5%	42,186.02	127,836.41	47,459.27	143,815.97
20 yrs	8.5%	37,177.35	112,658.63	41,824.52	126,740.96

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

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Sample Computation

Phase	1
Block	6
Lot	5
Unit	VITA
Firewall Orientation	SA
Actual Lot Area	88
Floor Area	70
Remaining Equity (in months)	28



VITA SAMPLE COMPUTATION	
Total Selling Price	3,861,909.55
Less: Discount (March Promo)	(50,000.00)
Net Total Selling Price	3,811,909.55
Add: 12% Vat	457,429.15
Add: Legal & Misc. Fees	386,190.95
Total Contract Price	4,655,529.65

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	931,105.93
Holding Fee	15,000.00
Less: Promo Holding Fee Discount	5,000.00
Net Equity Payment	911,105.93
Monthly Equity (28 months)	32,539.50
Loanable Amount (80%)	3,724,423.72

STEP UP EQUITY COMPUTATION	
Downpayment (0.15)	678,329.45
25%	16,958.24
35%	26,379.48
40%	30,147.98
Loanable Amount (0.85)	3,957,200.20

BANK FINANCING					
No. of years	Rate	Standard (20%)		Step-up (%)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	8.5%	76,412.26	231,552.29	81,188.02	246,024.31
10 yrs	8.5%	46,177.52	139,931.89	49,063.62	148,677.63
15 yrs	8.5%	36,675.87	111,139.01	38,968.12	118,085.20
20 yrs	8.5%	32,321.41	97,943.68	34,341.50	104,065.16

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

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