



INTALIO
ESTATES

AUGUST
2022



VITA

70sqm Floor Area | 88sqm Lot Area

GROUND FLOOR



SECOND FLOOR



- Porch
0.975 sqm
- Living/Dining/Kitchen
13.51 sqm
- Den
9.93 sqm
- Toilet and Bath 1
5.24 sqm
- Toilet and Bath 2
5.25 sqm
- Master Bedroom
10.07 sqm
- Bedroom 1
6.65 sqm
- Bedroom 2
6.33 sqm
- Service Area
4.80 sqm
- Carport
28.60 sqm



P1 B3 L13 - VITA	
Total Selling Price	3,832,416.63
Less: Discount (Promo)	50,000.00
Net Total Selling Price	3,782,416.63
Add: 12% Vat	453,890.00
Add: Legal & Misc. Fees	378,241.66
Total Contract Price	4,614,548.29
STANDARD EQUITY COMPUTATION	
Down Payment (20%)	922,909.66
Holding Fee	20,000.00
Less: Promo Holding Fee Discount	5,000.00
Net Equity Payment	902,909.66
Monthly Equity (25 months)	36,116.39
Loanable Amount (80%)	3,691,638.63

STEP UP EQUITY COMPUTATION	
Downpayment (15%)	667,182.24
1st - 9th (25%)	18,532.84
10th - 17th (35%)	29,189.22
18th - 25th (40%)	33,359.11
Loanable Amount (85%)	3,922,366.04

No. of years	Rate	Standard (20%)		Step-up (15%)	
		Amortization	Required Income	Amortization	Required Income
5 yrs	7%	73,098.87	221,511.73	77,667.55	235,356.21
10 yrs	7%	42,863.05	129,888.04	45,542.00	138,006.05
15 yrs	7%	33,181.49	100,549.97	35,255.33	106,834.35
20 yrs	7%	28,621.23	86,731.02	30,410.06	92,151.70

for training purposes only



AUGUST 2022



ORO

60sqm Floor Area | 77sqm Lot Area

GROUND FLOOR



SECOND FLOOR



- Porch
0.44 sqm
- Living/Dining/Kitchen
25.63 sqm
- Toilet and Bath 1
4.35 sqm
- Toilet and Bath 2
2.99 sqm
- Master Bedroom
9.15 sqm
- Bedroom 1
4.90 sqm
- Bedroom 2
5.40 sqm
- Service Area
4.40 sqm
- Carport
29.70 sqm



P1 B7 L3 - ORO	
Total Selling Price	3,579,427.64
Less: Discount (Promo)	25,000.00
Net Total Selling Price	3,554,427.64
Add: 12% Vat	426,531.32
Add: Legal & Misc. Fees	355,442.76
Total Contract Price	4,336,401.72
STANDARD EQUITY COMPUTATION	
Down Payment (20%)	867,280.34
Holding Fee	20,000.00
Less: Promo Holding Fee Discount	5,000.00
Net Equity Payment	847,280.34
Monthly Equity (28 months)	30,260.01
Loanable Amount (80%)	3,469,121.37
STEP UP EQUITY COMPUTATION	
Downpayment (15%)	625,460.26
1st - 10th (25%)	15,636.51
11th - 19th (35%)	24,323.45
20th - 28th (40%)	27,798.23
Loanable Amount (85%)	3,685,941.46

No. of years	Rate	Standard (20%)		Step-up (15%)	
		Amortization	Required Income	Amortization	Required Income
5 yrs	7%	68,692.76	208,159.88	72,986.06	221,169.87
10 yrs	7%	40,279.44	122,058.91	42,796.91	129,687.59
15 yrs	7%	31,181.44	94,489.22	33,130.28	100,394.80
20 yrs	7%	26,896.06	81,503.22	28,577.06	86,597.17

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MAGNUM

90sqm Floor Area | 110sqm Lot Area

GROUND FLOOR



SECOND FLOOR



- Porch
1.12 sqm
- Living/Dining/Kitchen
24.26 sqm
- Den
7.71 sqm
- Toilet and Bath 1
4.56 sqm
- Toilet and Bath 2
4.93 sqm
- Master Bedroom
13.10 sqm
- Master Toilet and Bath
3.47 sqm
- Bedroom 1
9.94 sqm
- Bedroom 2
9.51 sqm
- Service Area
14.00 sqm
- Carpport
33.00 sqm



WEE COMM
MAGNUM
PROPERTIES

P1 B18 L4 - MAGNUM	
Total Selling Price	4,637,794.66
Less: Discount (Promo)	50,000.00
Net Total Selling Price	4,587,794.66
Add: 12% Vat	550,535.36
Add: Legal & Misc. Fees	458,779.47
Total Contract Price	5,597,109.48

STANDARD EQUITY COMPUTATION

Down Payment (20%)	1,119,421.90
Holding Fee	20,000.00
Less: Promo Holding Fee Discount	5,000.00
Net Equity Payment	1,099,421.90
Monthly Equity (26 months)	42,285.46
Loanable Amount (80%)	4,477,687.59

STEP UP EQUITY COMPUTATION

Downpayment (15%)	814,566.42
1st - 9th (25%)	22,626.85
10th - 18th (35%)	31,677.58
19th - 26th (40%)	40,728.32
Loanable Amount (85%)	4,757,543.06

No. of years	Rate	Standard (20%)		Step-up (15%)	
		Amortization	Required Income	Amortization	Required Income
5 yrs	7%	88,663.58	268,677.52	94,205.05	285,469.86
10 yrs	7%	51,989.75	157,544.70	55,239.11	167,391.24
15 yrs	7%	40,246.72	121,959.76	42,762.14	129,582.25
20 yrs	7%	34,715.46	105,198.38	36,885.18	111,773.27

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ROCCA

80sqm Floor Area | 99sqm Lot Area

GROUND FLOOR



SECOND FLOOR



- Porch
1.12 sqm
- Living/Dining/Kitchen
21.89 sqm
- Den
6.12 sqm
- Toilet and Bath 1
4.22 sqm
- Toilet and Bath 2
5.52 sqm
- Master Bedroom
10.95 sqm
- Master Toilet and Bath
3.18 sqm
- Bedroom 1
9.93 sqm
- Bedroom 2
6.24 sqm
- Service Area
12.60 sqm
- Carport
29.70 sqm



P1 B25 L19 - ROCCA	
Total Selling Price	4,212,272.49
Less: Discount (Promo)	50,000.00
Net Total Selling Price	4,162,272.49
Add: 12% Vat	499,472.70
Add: Legal & Misc. Fees	416,227.25
Total Contract Price	5,077,972.43

STANDARD EQUITY COMPUTATION

Down Payment (20%)	1,015,594.49
Holding Fee	20,000.00
Less: Promo Holding Fee Discount	5,000.00
Net Equity Payment	995,594.49
Monthly Equity (28 months)	35,556.95
Loanable Amount (80%)	4,062,377.95

STEP UP EQUITY COMPUTATION

Downpayment (15%)	736,695.87
1st - 10th (25%)	18,417.40
11th - 19th (35%)	28,649.28
20th - 28th (40%)	32,742.04
Loanable Amount (85%)	4,316,276.57

No. of years	Rate	Standard (20%)		Step-up (15%)	
		Amortization	Required Income	Amortization	Required Income
5 yrs	7%	80,439.95	243,757.43	85,467.45	258,992.27
10 yrs	7%	47,167.65	142,932.28	50,115.63	151,865.55
15 yrs	7%	36,513.80	110,647.88	38,795.91	117,563.38
20 yrs	7%	31,495.57	95,441.13	33,464.05	101,406.20

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INTALIO
ESTATES

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FRESCO

45sqm Floor Area | 66sqm Lot Area

GROUND FLOOR



SECOND FLOOR



Porch
0.44 sqm
Living/Dining/Kitchen
17.90 sqm
Toilet and Bath 1
4.04 sqm
Toilet and Bath 2
4.06 sqm
Master Bedroom
9.35 sqm
Bedroom 1
4.59 sqm
Service Area
20.85 sqm
Carport
13.00 sqm



WEE COMM
MAGNUM
PROPERTIES

P2 B2 L8 - FRESCO

Total Selling Price	:	2,851,388.33
Less: Discount (Promo)	:	25,000.00
Net Total Selling Price	:	2,826,388.33
Add: 12% Vat	:	-
Add: Legal & Misc. Fees	:	282,638.83
Total Contract Price	:	3,109,027.16

STANDARD EQUITY COMPUTATION

Down Payment (20%)	:	621,805.43
Holding Fee	:	20,000.00
Less: Promo Holding Fee Discount	:	5,000.00
Net Equity Payment	:	601,805.43
Monthly Equity (30 months)	:	20,060.18
Loanable Amount (80%)	:	2,487,221.73

STEP UP EQUITY COMPUTATION

Downpayment (15%)	:	441,354.07
1st - 10th (25%)	:	11,033.85
11th - 20th (35%)	:	15,447.39
21th - 30th (40%)	:	17,654.16
Loanable Amount (85%)	:	2,642,673.08

No. of years	Rate	Standard (20%)		Step-up (15%)	
		Amortization	Required Income	Amortization	Required Income
5 yrs	7%	49,249.97	149,242.34	52,328.09	158,569.98
10 yrs	7%	28,878.75	87,511.37	30,683.68	92,980.83
15 yrs	7%	22,355.85	67,745.01	23,753.09	71,979.07
20 yrs	7%	19,283.40	58,434.56	20,488.62	62,086.72

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