



INTALIO
ESTATES

JULY 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



WEE COMM
MAGNUM
PROPERTIES

P1 B5 L28 - VITA	
Total Selling Price	3,380,245.00
Less: Discount (Promo)	-
Net Total Selling Price	3,380,245.00
Add: 12% Vat	405,629.40
Add: Legal & Misc. Fees	338,024.50
Total Contract Price	4,123,898.90
STANDARD EQUITY COMPUTATION	
Down Payment (20%)	824,779.78
Holding Fee	20,000.00
Less: Promo Holding Fee Discount	-
Net Equity Payment	804,779.78
Monthly Equity (30 months)	26,825.99
Loanable Amount (80%)	3,299,119.12
STEP UP EQUITY COMPUTATION	
Downpayment (15%)	598,584.84
1st - 9th (25%)	16,627.36
10th - 18th (35%)	23,278.30
19th - 27th (40%)	26,603.77
Loanable Amount (85%)	3,505,314.07

No. of years	Rate	Standard (20%)		Step-up (15%)	
		Amortization	Required Income	Amortization	Required Income
5 yrs	7%	65,326.51	197,959.13	69,409.42	210,331.57
10 yrs	7%	38,305.57	116,077.49	40,699.67	123,332.33
15 yrs	7%	29,653.42	89,858.83	31,506.75	95,475.01
20 yrs	7%	25,578.04	77,509.20	27,176.66	82,353.52

for training purposes only



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ESTATES

JULY 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 L6 - ORO	
Total Selling Price	3,545,279.16
Less: Discount (Promo)	-
Net Total Selling Price	3,545,279.16
Add: 12% Vat	-
Add: Legal & Misc. Fees	354,527.92
Total Contract Price	3,899,807.07
STANDARD EQUITY COMPUTATION	
Down Payment (20%)	779,961.41
Holding Fee	20,000.00
Less: Promo Holding Fee Discount	-
Net Equity Payment	759,961.41
Monthly Equity (30 months)	25,332.05
Loanable Amount (80%)	3,119,845.66
STEP UP EQUITY COMPUTATION	
Downpayment (15%)	564,971.06
1st - 10th (25%)	14,124.28
11th - 20th (35%)	19,773.99
21st - 30th (40%)	22,598.84
Loanable Amount (85%)	3,314,836.01

No. of years	Rate	Standard (20%)		Step-up (15%)	
		Amortization	Required Income	Amortization	Required Income
5 yrs	7%	61,776.68	187,202.07	65,637.73	198,902.20
10 yrs	7%	36,224.05	109,769.86	38,488.06	116,630.48
15 yrs	7%	28,042.05	84,975.92	29,794.68	90,286.92
20 yrs	7%	24,188.13	73,297.36	25,699.89	77,878.45

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ESTATES

JULY 2022



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
- Carport
33.00 sqm



WEE COMM
MAGNUM
PROPERTIES

P1 B20 L9 - MAGNUM	
Total Selling Price	4,867,377.77
Less: Discount (Promo)	-
Net Total Selling Price	4,867,377.77
Add: 12% Vat	584,085.33
Add: Legal & Misc. Fees	486,737.78
Total Contract Price	5,938,200.88
STANDARD EQUITY COMPUTATION	
Down Payment (20%)	1,187,640.18
Holding Fee	20,000.00
Less: Promo Holding Fee Discount	-
Net Equity Payment	1,167,640.18
Monthly Equity (30 months)	38,921.34
Loanable Amount (80%)	4,750,560.70
STEP UP EQUITY COMPUTATION	
Downpayment (15%)	870,730.13
1st - 10th (25%)	21,768.25
11th - 20th (35%)	30,475.55
21st - 30th (40%)	34,829.21
Loanable Amount (85%)	5,047,470.74

No. of years	Rate	Standard (20%)		Step-up (15%)	
		Amortization	Required Income	Amortization	Required Income
5 yrs	7%	94,066.80	285,050.90	99,945.97	302,866.58
10 yrs	7%	55,158.04	167,145.57	58,605.42	177,592.17
15 yrs	7%	42,699.38	129,392.07	45,368.09	137,479.07
20 yrs	7%	36,831.05	111,609.23	39,132.99	118,584.81

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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
- Carpport
13.00 sqm



P2 B2 L8 - FRESCO	
Total Selling Price	2,851,388.33
Less: Discount (Promo)	-
Net Total Selling Price	2,851,388.33
Add: 12% Vat	-
Add: Legal & Misc. Fees	285,138.83
Total Contract Price	3,136,527.16
STANDARD EQUITY COMPUTATION	
Down Payment (20%)	627,305.43
Holding Fee	20,000.00
Less: Promo Holding Fee Discount	-
Net Equity Payment	607,305.43
Monthly Equity (30 months)	20,243.51
Loanable Amount (80%)	2,509,221.73
STEP UP EQUITY COMPUTATION	
Downpayment (15%)	450,479.07
1st - 11th (25%)	10,238.16
12th - 21st (35%)	15,766.77
22nd - 31st (40%)	18,019.16
Loanable Amount (85%)	2,666,048.08

No. of years	Rate	Standard (20%)		Step-up (15%)	
		Amortization	Required Income	Amortization	Required Income
5 yrs	7%	49,685.60	150,562.42	52,790.95	159,972.57
10 yrs	7%	29,134.19	88,285.43	30,955.08	93,803.27
15 yrs	7%	22,553.59	68,344.23	23,963.19	72,615.74
20 yrs	7%	19,453.97	58,951.42	20,669.84	62,635.89

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