

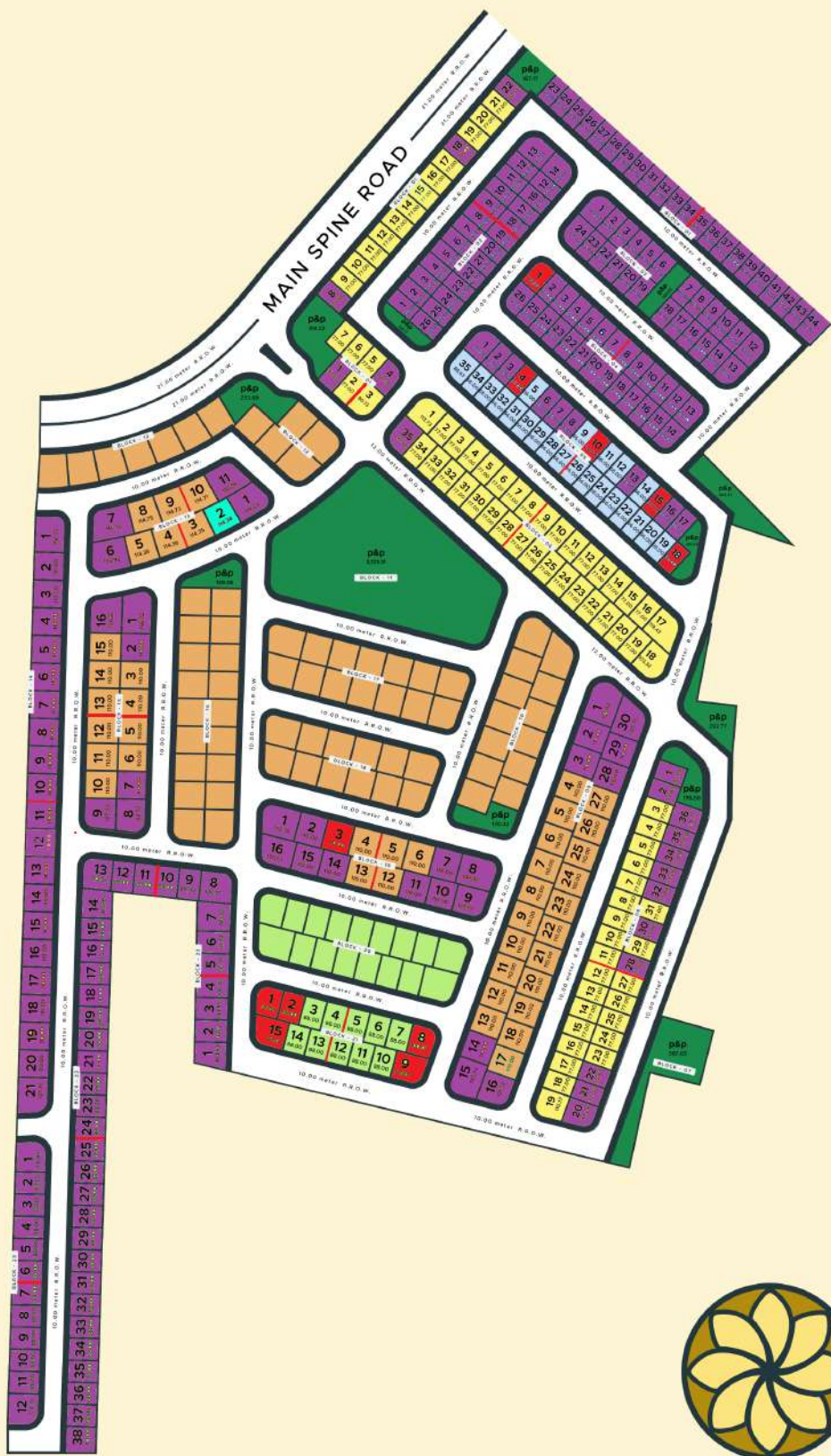


-  Sold
-  Magnum
-  Rocca
-  Vita
-  Oro
-  Fresco
-  For Evaluation
-  Hold for 3 days



INTALIO  
ESTATES

AS OF AUGUST 29, 2023 | 10:00 AM



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



**INTALIO**  
ESTATES

**AS OF AUGUST 29, 2023 | 10:00 AM**



# HIGALAY FESTIVAL

## BUYER'S PROMO

AUGUST 20-31, 2023

RESERVATION FEE: **Php 15,000**

TSP DISCOUNT		
MAGNUM	I&2	Php 100,000.00
ROCCAPLUS	I	Php 90,00.00
VITA	I&2	Php 75,000.00
ORO	I&2	Php 60,000.00
FRESCO	I&2	Php 50,000.00

## RAIN WATER COLLECTOR

• FOR ALL UNITS

*Mechanics:*

- i. Full payment of reservation fee/holding fee from August 19-31, 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. Buyer must have undergone the counseling and should issue complete PDCs or enroll to ADA within 30 days after acceptance of sale*
- v. Failure to comply counseling and PDC issuance will invalidate and cancel the TSP discount*





# HIGALAAAY FESTIVAL

## SELLER'S PROMO

AUGUST 20-31, 2023

### SODEXO GIFT CERTIFICATE

MAGNUM	I&2	Php 3,000.00
ROCCAPLUS	I	Php 2,500.00
VITA	I&2	Php 2,000.00
ORO	I&2	Php 1,500.00
FRESCO	I&2	Php 1,000.00

*Mechanics:*

- i. Full payment of reservation/holding fee on August 19-31, 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 1st equity payment*
- v. Buyer must have undergone the counseling*
- vi. Applies to standard and step-up equity payment term of the buyer*



## Sample Computation

Phase	2
Block	5
Lot	5
Status	UNSOLD
Unit	FRESCO
Firewall Orientation	SA
Lot Type	INNER
Actual Lot Area	66
Floor Area	45
Remaining Equity (in months)	20



FRESCO SAMPLE COMPUTATION	
Total Selling Price	3,147,399.19
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(50,000.00)
Net Total Selling Price	3,097,399.19
Add: 12% Vat	-
Add: Legal & Misc. Fees	314,739.92
Total Contract Price	3,412,139.11

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	682,427.82
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	667,427.82
Monthly Equity (20 months)	33,371.39
Loanable Amount (80%)	2,729,711.29

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	326,213.91
20%	9,320.40
30%	13,980.60
50%	27,184.49
Loanable Amount (0.9)	3,070,925.20

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	54,051.56	163,792.59	60,808.00	184,266.67
10 yrs	7.0%	31,694.26	96,043.22	35,656.05	108,048.62
15 yrs	7.0%	24,535.42	74,349.75	27,602.34	83,643.47
20 yrs	7.0%	21,163.42	64,131.58	23,808.85	72,148.03

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	₱15,000.00
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	2
Block	19
Lot	6
Status	UNSOLD
Unit	MAGNUM
Firewall Orientation	SA
Lot Type	INNER
Actual Lot Area	110
Floor Area	90
Remaining Equity (in months)	21



MAGNUM SAMPLE COMPUTATION	
Total Selling Price	5,107,512.87
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(100,000.00)
Net Total Selling Price	5,007,512.87
Add: 12% Vat	600,901.54
Add: Legal & Misc. Fees	510,751.29
Total Contract Price	6,119,165.70

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	1,223,833.14
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	1,208,833.14
Monthly Equity (21 months)	57,563.48
Loanable Amount (80%)	4,895,332.56

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	596,916.57
25%	21,318.45
35%	29,845.83
40%	34,109.52
Loanable Amount (0.9)	5,507,249.13

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	96,933.45	293,737.73	109,050.13	330,454.95
10 yrs	7.0%	56,838.96	172,239.28	63,943.83	193,769.19
15 yrs	7.0%	44,000.63	133,335.25	49,500.71	150,002.16
20 yrs	7.0%	37,953.46	115,010.49	42,697.64	129,386.80

Step Up in %		10%
Step Up in Months	1st	7
	2nd	7
	3rd	7
		21

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Availability of the unit will be based on the live inventory monitored by CNC*

Holding Fee	₱15,000.00
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	21
Lot	5
Status	UNSOLD
Unit	MAGNUM
Firewall Orientation	SA
Lot Type	INSIDE
Actual Lot Area	110
Floor Area	90
Remaining Equity (in months)	6



MAGNUM SAMPLE COMPUTATION	
Total Selling Price	5,225,742.21
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(100,000.00)
Net Total Selling Price	5,125,742.21
Add: 12% Vat	615,089.07
Add: Legal & Misc. Fees	522,574.22
Total Contract Price	6,263,405.50

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	1,252,681.10
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	1,237,681.10
Monthly Equity (6 months)	206,280.18
Loanable Amount (80%)	5,010,724.40

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	611,340.55
25%	76,417.57
35%	106,984.60
40%	122,268.11
Loanable Amount (0.9)	5,637,064.95

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.5%	100,404.64	304,256.48	112,955.22	342,288.54
10 yrs	7.5%	59,478.19	180,236.92	66,912.96	202,766.54
15 yrs	7.5%	46,450.03	140,757.68	52,256.29	158,352.39
20 yrs	7.5%	40,366.05	122,321.38	45,411.81	137,611.55

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

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Availability of the unit will be based on the live inventory monitored by CNC*

Reservation Fee	₱15,000.00
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	7
Lot	13
Status	UNSOLD
Unit	ORO
Firewall Orientation	SA
Lot Type	INSIDE
Actual Lot Area	77
Floor Area	60
Remaining Equity (in months)	21



ORO SAMPLE COMPUTATION	
Total Selling Price	3,530,400.15
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(60,000.00)
Net Total Selling Price	3,470,400.15
Add: 12% Vat	416,448.02
Add: Legal & Misc. Fees	353,040.02
Total Contract Price	4,239,888.19

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	847,977.64
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	832,977.64
Monthly Equity (21 months)	39,665.60
Loanable Amount (80%)	3,391,910.55

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	408,988.82
25%	14,606.74
35%	20,449.44
40%	23,370.79
Loanable Amount (0.9)	3,815,899.37

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	67,163.89	203,526.95	75,559.38	228,967.82
10 yrs	7.0%	39,382.96	119,342.30	44,305.83	134,260.08
15 yrs	7.0%	30,487.45	92,386.22	34,298.38	103,934.49
20 yrs	7.0%	26,297.45	79,689.23	29,584.63	89,650.39

Step Up in %		10%
Step Up in Months	1st	7
	2nd	7
	3rd	7
		21

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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	₱15,000.00
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	6
Lot	5
Status	UNSOLD
Unit	ORO
Firewall Orientation	SA
Lot Type	INNER
Actual Lot Area	77
Floor Area	60
Remaining Equity (in months)	20



ORO SAMPLE COMPUTATION	
Total Selling Price	3,925,385.15
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(60,000.00)
Net Total Selling Price	3,865,385.15
Add: 12% Vat	-
Add: Legal & Misc. Fees	392,538.51
Total Contract Price	4,257,923.66

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	851,584.73
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	836,584.73
Monthly Equity (20 months)	41,829.24
Loanable Amount (80%)	3,406,338.93

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	410,792.37
25%	14,671.16
35%	20,539.62
40%	27,386.16
Loanable Amount (0.9)	3,832,131.29

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	67,449.59	204,392.71	75,880.79	229,941.80
10 yrs	7.0%	39,550.48	119,849.95	44,494.29	134,831.19
15 yrs	7.0%	30,617.14	92,779.20	34,444.28	104,376.60
20 yrs	7.0%	26,409.31	80,028.21	29,710.47	90,031.74

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	₱15,000.00
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	9
Status	UNSOLD
Unit	ROCCA PLUS
Firewall Orientation	F2F
Lot Type	INSIDE
Actual Lot Area	99
Floor Area	85.34
Remaining Equity (in months)	19



ROCCA PLUS SAMPLE COMPUTATION	
Total Selling Price	4,617,239.35
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(90,000.00)
Net Total Selling Price	4,527,239.35
Add: 12% Vat	543,268.72
Add: Legal & Misc. Fees	461,723.94
Total Contract Price	5,532,232.01

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	1,106,446.40
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	1,091,446.40
Monthly Equity (19 months)	57,444.55
Loanable Amount (80%)	4,425,785.61

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	538,223.20
25%	19,222.26
35%	31,396.35
40%	35,881.55
Loanable Amount (0.9)	4,979,008.81

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	87,635.86	265,563.21	98,590.34	298,758.61
10 yrs	7.0%	51,387.12	155,718.56	57,810.51	175,183.38
15 yrs	7.0%	39,780.21	120,546.10	44,752.74	135,614.36
20 yrs	7.0%	34,313.07	103,979.00	38,602.20	116,976.37

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

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Availability of the unit will be based on the live inventory monitored by CNC*

Reservation Fee	₱15,000.00
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	27
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	3,920,047.88
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(75,000.00)
Net Total Selling Price	3,845,047.88
Add: 12% Vat	461,405.75
Add: Legal & Misc. Fees	392,004.79
Total Contract Price	4,698,458.41

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	939,691.68
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	924,691.68
Monthly Equity (14 months)	66,049.41
Loanable Amount (80%)	3,758,766.73

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	454,845.84
25%	22,742.29
35%	31,839.21
40%	45,484.58
Loanable Amount (0.9)	4,228,612.57

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	74,428.09	225,539.66	83,731.60	253,732.11
10 yrs	7.0%	43,642.47	132,249.91	49,097.78	148,781.14
15 yrs	7.0%	33,784.86	102,378.36	38,007.97	115,175.65
20 yrs	7.0%	29,141.68	88,308.12	32,784.39	99,346.63

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

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Availability of the unit will be based on the live inventory monitored by CNC*

Reservation Fee	₱15,000.00
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	2
Status	UNSOLD
Unit	VITA
Firewall Orientation	SA
Lot Type	INNER
Actual Lot Area	88
Floor Area	70
Remaining Equity (in months)	23



VITA SAMPLE COMPUTATION	
Total Selling Price	4,303,906.65
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(75,000.00)
Net Total Selling Price	4,228,906.65
Add: 12% Vat	507,468.80
Add: Legal & Misc. Fees	430,390.67
Total Contract Price	5,166,766.12

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	1,033,353.22
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	1,018,353.22
Monthly Equity (23 months)	44,276.23
Loanable Amount (80%)	4,133,412.89

STEP UP EQUITY COMPUTATION	
Downpayment (0.15)	760,014.92
25%	23,750.47
35%	33,250.65
40%	43,429.42
Loanable Amount (0.85)	4,391,751.20

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.150)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	81,846.53	248,019.79	86,961.94	263,521.02
10 yrs	7.0%	47,992.43	145,431.60	50,991.96	154,521.08
15 yrs	7.0%	37,152.28	112,582.68	39,474.30	119,619.10
20 yrs	7.0%	32,046.31	97,110.02	34,049.20	103,179.39

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

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Holding Fee	₱15,000.00
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	2
Block	21
Lot	10
Status	UNSOLD
Unit	VITA
Firewall Orientation	SA
Lot Type	INNER
Actual Lot Area	88
Floor Area	70
Remaining Equity (in months)	21



VITA SAMPLE COMPUTATION	
Total Selling Price	4,198,933.32
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(75,000.00)
Net Total Selling Price	4,123,933.32
Add: 12% Vat	494,872.00
Add: Legal & Misc. Fees	419,893.33
Total Contract Price	5,038,698.65

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	1,007,739.73
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	992,739.73
Monthly Equity (21 months)	47,273.32
Loanable Amount (80%)	4,030,958.92

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	488,869.87
25%	17,459.64
35%	24,443.49
40%	27,935.42
Loanable Amount (0.9)	4,534,828.79

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	79,817.82	241,872.18	89,795.05	272,106.20
10 yrs	7.0%	46,802.85	141,826.82	52,653.21	159,555.17
15 yrs	7.0%	36,231.40	109,792.12	40,760.32	123,516.13
20 yrs	7.0%	31,251.98	94,702.97	35,158.48	106,540.85

Step Up in %		10%
Step Up in Months	1st	7
	2nd	7
	3rd	7
		21

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Availability of the unit will be based on the live inventory monitored by CNC*

Holding Fee	₱15,000.00
Account Name	ROGER L CHIU AND EDWARD L CHIU AND CARTER T CHOA
Bank	BDO Unibank
Account Number	0066-0801-9222
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Address	Georgetown Cyber Mall, Rodolfo N. Pelaez Blvd., Kauswagan Cagayan de Oro City, Misamis Oriental, Philippines