

# Sample Computation - Reopened Unit

Phase	1
Block	33
Lot	23
Unit	ROCCA
Firewall Orientation	SA
Actual Lot Area	158.64
Floor Area	80
Remaining Equity (in months)	24

## ROCCA SAMPLE COMPUTATION

Total Selling Price	:	5,992,042.30
Less: Discount (October Promo)	:	(120,000.00)
Net Total Selling Price	:	5,872,042.30
Add: 12% Vat	:	704,645.08
Add: Legal & Misc. Fees	:	599,204.23
Total Contract Price	:	7,175,891.61

## STANDARD EQUITY COMPUTATION

Down Payment (20%)	:	1,435,178.32
Holding Fee	:	20,000.00
Less: Promo Holding Fee Discount	:	-
Net Equity Payment	:	1,415,178.32
Monthly Equity (24 months)	:	58,965.76
Loanable Amount (80%)	:	5,740,713.29

## STEP UP EQUITY COMPUTATION

Downpayment (0.15)	:	1,056,383.74
25%	:	33,011.99
35%	:	46,216.79
40%	:	52,819.19
Loanable Amount (0.85)	:	6,099,507.87



## BANK FINANCING

No. of years	Rate	Standard (20%)		Step-up (%)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	8.5%	113,673.00	344,463.65	120,777.57	365,992.63
10 yrs	8.5%	66,654.55	201,983.48	70,820.46	214,607.45
15 yrs	8.5%	51,599.15	156,361.07	54,824.10	166,133.64
20 yrs	8.5%	44,507.69	134,871.78	47,289.42	143,301.27

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

## Sample Computation - Reopened Unit

Phase	1
Block	21
Lot	6
Unit	MAGNUM
Firewall Orientation	SA
Actual Lot Area	128.19
Floor Area	90
Remaining Equity (in months)	14



MAGNUM SAMPLE COMPUTATION		
Total Selling Price	:	5,773,519.01
Less: Discount (October Promo)	:	(150,000.00)
Net Total Selling Price	:	5,623,519.01
Add: 12% Vat	:	674,822.28
Add: Legal & Misc. Fees	:	577,351.90
Total Contract Price	:	6,875,693.19

STANDARD EQUITY COMPUTATION		
Down Payment (20%)	:	1,375,138.64
Holding Fee	:	20,000.00
Less: Promo Holding Fee Discount	:	-
Net Equity Payment	:	1,355,138.64
Monthly Equity (14 months)	:	96,795.62
Loanable Amount (80%)	:	5,500,554.56

STEP UP EQUITY COMPUTATION		
Downpayment (0.1)	:	667,569.32
25%	:	33,378.47
35%	:	46,729.85
40%	:	66,756.93
Loanable Amount (0.9)	:	6,188,123.87

BANK FINANCING					
No. of years	Rate	Standard (20%)		Step-up (%)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	8.5%	108,917.57	330,053.25	122,532.27	371,309.91
10 yrs	8.5%	63,866.10	193,533.64	71,849.37	217,725.35
15 yrs	8.5%	49,440.54	149,819.82	55,620.61	168,547.29
20 yrs	8.5%	42,645.74	129,229.52	47,976.46	145,383.21

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

## Sample Computation - Reopened Unit

Phase	1
Block	23
Lot	1
Unit	MAGNUM
Firewall Orientation	SA
Actual Lot Area	153.53
Floor Area	90
Remaining Equity (in months)	11



MAGNUM SAMPLE COMPUTATION		
Total Selling Price	:	6,471,661.99
Less: Discount (October Promo)	:	(150,000.00)
Net Total Selling Price	:	6,321,661.99
Add: 12% Vat	:	758,599.44
Add: Legal & Misc. Fees	:	647,166.20
Total Contract Price	:	7,727,427.63

STANDARD EQUITY COMPUTATION		
Down Payment (20%)	:	1,545,485.53
Holding Fee	:	20,000.00
Less: Promo Holding Fee Discount	:	-
Net Equity Payment	:	1,525,485.53
Monthly Equity (11 months)	:	138,680.50
Loanable Amount (80%)	:	6,181,942.10

STEP UP EQUITY COMPUTATION		
Downpayment (0.1)	:	752,742.76
25%	:	47,046.42
35%	:	65,864.99
40%	:	100,365.70
Loanable Amount (0.9)	:	6,954,684.86

BANK FINANCING					
No. of years	Rate	Standard (20%)		Step-up (%)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	8.5%	122,409.86	370,938.98	137,711.10	417,306.35
10 yrs	8.5%	71,777.59	217,507.85	80,749.79	244,696.33
15 yrs	8.5%	55,565.04	168,378.92	62,510.67	189,426.28
20 yrs	8.5%	47,928.53	145,237.97	53,919.60	163,392.72

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

# Sample Computation - Reopened Unit

Phase	1
Block	21
Lot	7
Unit	MAGNUM
Firewall Orientation	SA
Actual Lot Area	163.32
Floor Area	90
Remaining Equity (in months)	16



## MAGNUM SAMPLE COMPUTATION

Total Selling Price	:	6,348,813.78
Less: Discount (October Promo)	:	(150,000.00)
Net Total Selling Price	:	6,198,813.78
Add: 12% Vat	:	743,857.65
Add: Legal & Misc. Fees	:	634,881.38
Total Contract Price	:	7,577,552.81

## STANDARD EQUITY COMPUTATION

Down Payment (20%)	:	1,515,510.56
Holding Fee	:	20,000.00
Less: Promo Holding Fee Discount	:	-
Net Equity Payment	:	1,495,510.56
Monthly Equity (16 months)	:	93,469.41
Loanable Amount (80%)	:	6,062,042.25

## STEP UP EQUITY COMPUTATION

Downpayment (0.1)	:	737,755.28
25%	:	30,739.80
35%	:	51,642.87
40%	:	59,020.42
Loanable Amount (0.9)	:	6,819,797.53

## BANK FINANCING

No. of years	Rate	Standard (20%)		Step-up (%)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	8.5%	120,035.70	363,744.55	135,040.16	409,212.62
10 yrs	8.5%	70,385.45	213,289.24	79,183.63	239,950.40
15 yrs	8.5%	54,487.35	165,113.18	61,298.27	185,752.33
20 yrs	8.5%	46,998.95	142,421.06	52,873.82	160,223.69

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

## Sample Computation - Reopened Unit

Phase	1
Block	1
Lot	1
Unit	VITA
Firewall Orientation	SA
Actual Lot Area	142.74
Floor Area	70
Remaining Equity (in months)	27



### VITA SAMPLE COMPUTATION

Total Selling Price	:	4,769,441.11
Less: Discount (October Promo)	:	(100,000.00)
Net Total Selling Price	:	4,669,441.11
Add: 12% Vat	:	560,332.93
Add: Legal & Misc. Fees	:	476,944.11
Total Contract Price	:	5,706,718.16

### STANDARD EQUITY COMPUTATION

Down Payment (20%)	:	1,141,343.63
Holding Fee	:	20,000.00
Less: Promo Holding Fee Discount	:	-
Net Equity Payment	:	1,121,343.63
Monthly Equity (27 months)	:	41,531.25
Loanable Amount (80%)	:	4,565,374.53

### STEP UP EQUITY COMPUTATION

Downpayment (0.15)	:	836,007.72
25%	:	23,222.44
35%	:	32,511.41
40%	:	37,155.90
Loanable Amount (0.85)	:	4,850,710.44

### BANK FINANCING

No. of years	Rate	Standard (20%)		Step-up (%)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	8.5%	90,399.89	273,939.05	96,049.88	291,060.24
10 yrs	8.5%	53,007.87	160,629.91	56,320.86	170,669.28
15 yrs	8.5%	41,034.88	124,348.11	43,599.56	132,119.87
20 yrs	8.5%	35,395.30	107,258.49	37,607.51	113,962.14

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

# Sample Computation - Reopened Unit

Phase	1
Block	24
Lot	1
Unit	MAGNUM
Firewall Orientation	SA
Actual Lot Area	156.74
Floor Area	90
Remaining Equity (in months)	23

## MAGNUM SAMPLE COMPUTATION

Total Selling Price	:	6,424,946.15
Less: Discount (October Promo)	:	(150,000.00)
Net Total Selling Price	:	6,274,946.15
Add: 12% Vat	:	752,993.54
Add: Legal & Misc. Fees	:	642,494.62
Total Contract Price	:	7,670,434.31

## STANDARD EQUITY COMPUTATION

Down Payment (20%)	:	1,534,086.86
Holding Fee	:	20,000.00
Less: Promo Holding Fee Discount	:	-
Net Equity Payment	:	1,514,086.86
Monthly Equity (23 months)	:	65,829.86
Loanable Amount (80%)	:	6,136,347.45

## STEP UP EQUITY COMPUTATION

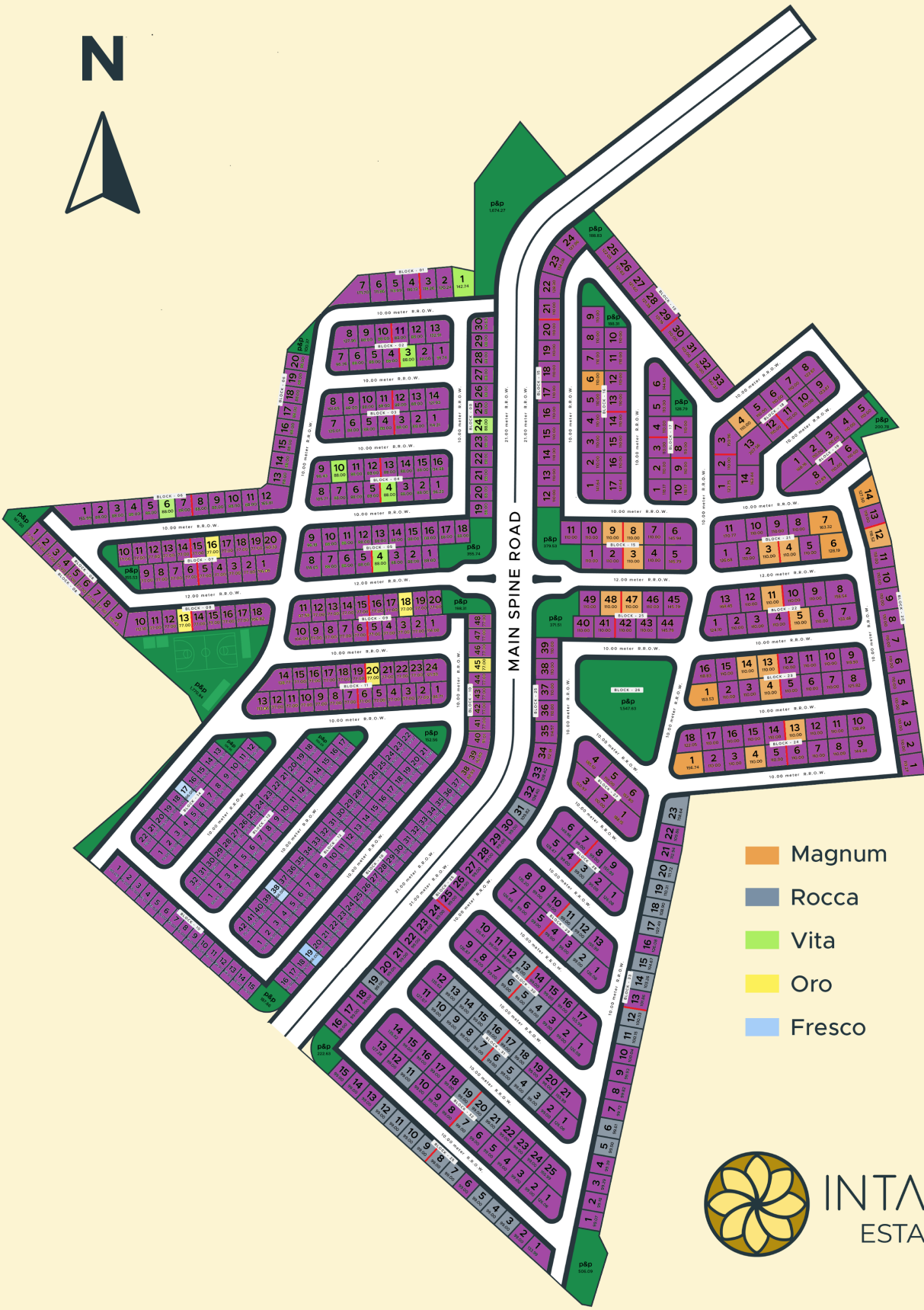
Downpayment (0.15)	:	1,130,565.15
25%	:	35,330.16
35%	:	49,462.23
40%	:	64,603.72
Loanable Amount (0.85)	:	6,519,869.16



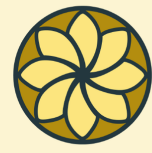
## BANK FINANCING

No. of years	Rate	Standard (20%)		Step-up (%)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	8.5%	121,507.03	368,203.13	129,101.22	391,215.83
10 yrs	8.5%	71,248.20	215,903.63	75,701.21	229,397.60
15 yrs	8.5%	55,155.23	167,137.05	58,602.43	177,583.11
20 yrs	8.5%	47,575.04	144,166.78	50,548.48	153,177.20

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



-  Magnum
-  Rocca
-  Vita
-  Oro
-  Fresco



INTALIO  
ESTATES