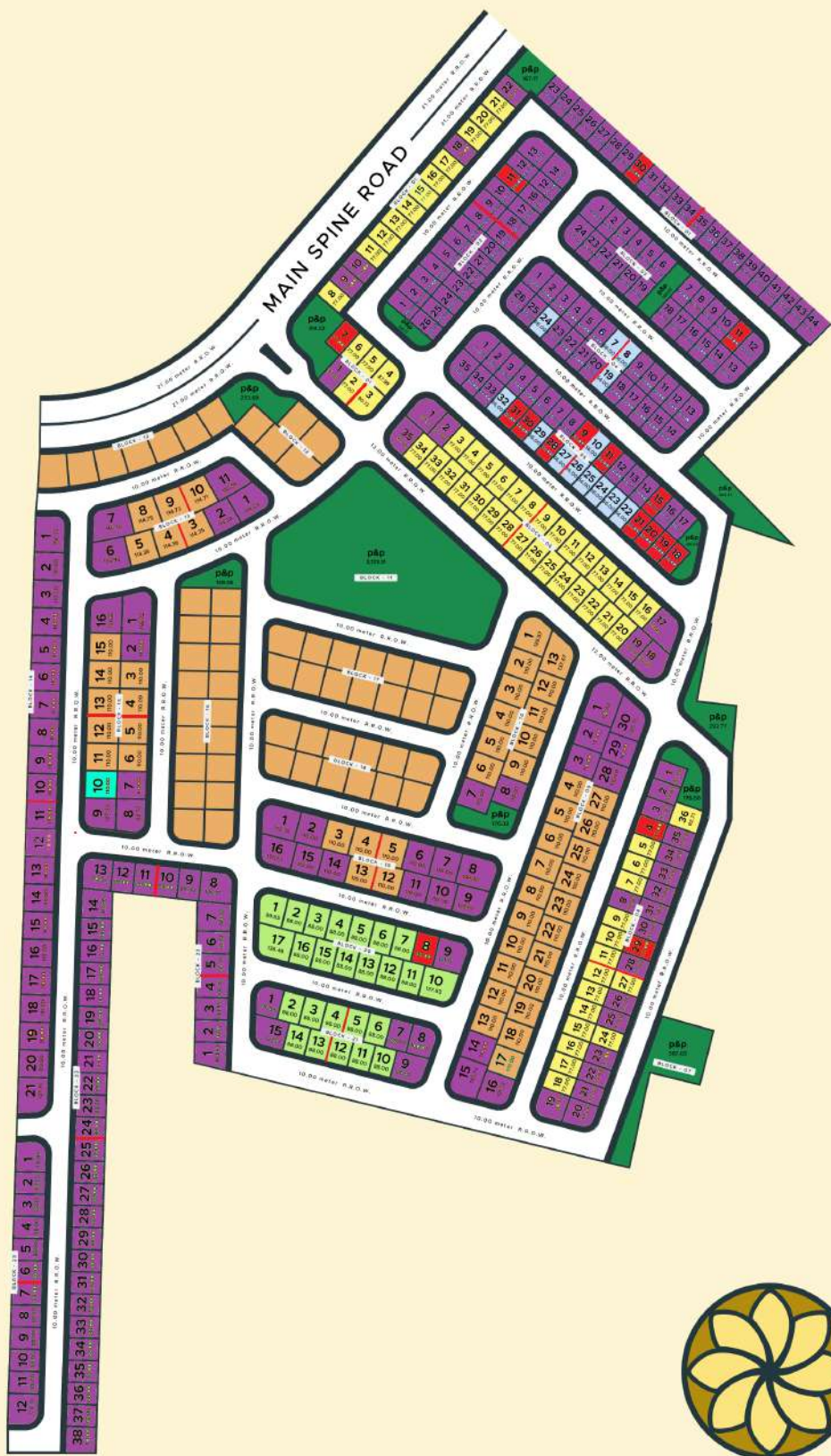




-  Sold
-  Magnum
-  Rocca
-  Vita
-  Oro
-  Fresco
-  For Evaluation
-  Hold for 3 days



AS OF NOVEMBER 14, 2023 | 9:00 AM



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



INTALIO
ESTATES

AS OF NOVEMBER 14, 2023 | 9:00 AM

Sample Computation

Phase	1
Block	11
Lot	13
Status	UNSOLD
Unit	ORO
Firewall Orientation	SA
Lot Type	CORNER
Actual Lot Area	113.06
Floor Area	60
Remaining Equity (in months)	16



ORO SAMPLE COMPUTATION	
Total Selling Price	4,171,638.75
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(50,000.00)
Net Total Selling Price	4,121,638.75
Add: 12% Vat	-
Add: Legal & Misc. Fees	417,163.87
Total Contract Price	4,538,802.62

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	907,760.52
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	892,760.52
Monthly Equity (16 months)	55,797.53
Loanable Amount (80%)	3,631,042.10

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	438,880.26
25%	18,286.68
35%	30,721.62
40%	35,110.42
Loanable Amount (0.9)	4,084,922.36

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	71,898.99	217,875.71	80,886.36	245,110.18
10 yrs	7.0%	42,159.48	127,755.99	47,429.41	143,725.49
15 yrs	7.0%	32,636.83	98,899.49	36,716.44	111,261.93
20 yrs	7.0%	28,151.43	85,307.37	31,670.36	95,970.79

Step Up in %		10%	Straight amort	10%
Step Up in Months	1st	6	16 months	27,430.02
	2nd	5		
	3rd	5		
		16		

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

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 City

Pricelist effective from November 3, 2023 until November 30, 2023 ONLY

Promo for ORO Phase 1	
TSP Discount (in Php)	50,000.00

Sample Computation

Phase	1
Block	12
Lot	23
Status	UNSOLD
Unit	FRESCO
Firewall Orientation	SA
Lot Type	INSIDE
Actual Lot Area	66
Floor Area	45
Remaining Equity (in months)	15



FRESCO SAMPLE COMPUTATION	
Total Selling Price	2,971,388.32
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(30,000.00)
Net Total Selling Price	2,941,388.32
Add: 12% Vat	-
Add: Legal & Misc. Fees	297,138.83
Total Contract Price	3,238,527.15

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	647,705.43
Holding Fee	-
Less: Promo for the Month	-
Net Equity Payment	647,705.43
Monthly Equity (15 months)	43,180.36
Loanable Amount (80%)	2,590,821.72

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	323,852.72
20%	12,954.11
30%	19,431.16
50%	32,385.27
Loanable Amount (0.9)	2,914,674.44

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	51,301.38	155,458.71	57,714.05	174,891.05
10 yrs	7.0%	30,081.64	91,156.48	33,841.84	102,551.04
15 yrs	7.0%	23,287.04	70,566.78	26,197.92	79,387.63
20 yrs	7.0%	20,086.61	60,868.52	22,597.44	68,477.09

Step Up in %	10%	Straight amort	10%
Step Up in Months	1st	5	15 months
	2nd	5	21,590.18
	3rd	5	
		15	

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

Reservation Fee	₱10,000.00
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 City

Pricelist effective from November 3, 2023 until November 30, 2023 ONLY

Promo for FRESCO Phase 1
TSP Discount (in Php) 30,000.00

Sample Computation

Phase	1
Block	18
Lot	9
Status	UNSOLD
Unit	MAGNUM
Firewall Orientation	SA
Lot Type	CORNER
Actual Lot Area	123.87
Floor Area	90
Remaining Equity (in months)	13



MAGNUM SAMPLE COMPUTATION	
Total Selling Price	5,444,394.97
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(100,000.00)
Net Total Selling Price	5,344,394.97
Add: 12% Vat	641,327.40
Add: Legal & Misc. Fees	544,439.50
Total Contract Price	6,530,161.86

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	1,306,032.37
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	1,291,032.37
Monthly Equity (13 months)	99,310.18
Loanable Amount (80%)	5,224,129.49

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	638,016.19
25%	31,900.81
35%	55,826.42
40%	63,801.62
Loanable Amount (0.9)	5,877,145.67

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	103,444.03	313,466.74	116,374.53	352,650.09
10 yrs	7.0%	60,656.57	183,807.80	68,238.64	206,783.77
15 yrs	7.0%	46,955.95	142,290.77	52,825.45	160,077.11
20 yrs	7.0%	40,502.62	122,735.21	45,565.45	138,077.11

Step Up in %	10%	Straight amort	10%
Step Up in Months	1st	13 months	49,078.17
	2nd		
	3rd		
	13		

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

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 City

Pricelist effective from November 3, 2023 until November 30, 2023 ONLY

Promo for MAGNUM Phase 1	
TSP Discount (in Php)	100,000.00

Sample Computation

Phase	1
Block	23
Lot	8
Status	UNSOLD
Unit	MAGNUM
Firewall Orientation	SA
Lot Type	CORNER
Actual Lot Area	125.82
Floor Area	90
Remaining Equity (in months)	10



MAGNUM SAMPLE COMPUTATION	
Total Selling Price	5,611,067.64
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(100,000.00)
Net Total Selling Price	5,511,067.64
Add: 12% Vat	661,328.12
Add: Legal & Misc. Fees	561,106.76
Total Contract Price	6,733,502.52

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	1,346,700.50
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	1,331,700.50
Monthly Equity (10 months)	133,170.05
Loanable Amount (80%)	5,386,802.02

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	658,350.25
10000000%	16,458,756,305.23
10000000%	21,945,008,406.98
0%	-
Loanable Amount (0.9)	6,060,152.27

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.5%	107,940.46	327,092.31	121,433.02	367,978.85
10 yrs	7.5%	63,942.29	193,764.52	71,935.08	217,985.09
15 yrs	7.5%	49,936.32	151,322.18	56,178.36	170,237.46
20 yrs	7.5%	43,395.71	131,502.15	48,820.17	147,939.92

Step Up in %	10%	Straight amort	10%
Step Up in Months	1st	10 months	65,835.03
	2nd		
	3rd		
	10		

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

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

Pricelist effective from November 3, 2023 until November 30, 2023 ONLY

Promo for MAGNUM Phase 1	
TSP Discount (in Php)	100,000.00
0	

Sample Computation

Phase	1
Block	23
Lot	16
Status	UNSOLD
Unit	MAGNUM
Firewall Orientation	SA
Lot Type	CORNER
Actual Lot Area	118.83
Floor Area	90
Remaining Equity (in months)	10



MAGNUM SAMPLE COMPUTATION	
Total Selling Price	5,695,661.81
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(100,000.00)
Net Total Selling Price	5,595,661.81
Add: 12% Vat	671,479.42
Add: Legal & Misc. Fees	569,566.18
Total Contract Price	6,836,707.41

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	1,367,341.48
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	1,352,341.48
Monthly Equity (10 months)	135,234.15
Loanable Amount (80%)	5,469,365.93

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	668,670.74
25%	41,791.92
35%	78,011.59
40%	89,156.10
Loanable Amount (0.9)	6,153,036.67

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.5%	109,594.87	332,105.68	123,294.23	373,618.89
10 yrs	7.5%	64,922.34	196,734.37	73,037.63	221,326.16
15 yrs	7.5%	50,701.70	153,641.51	57,039.41	172,846.70
20 yrs	7.5%	44,060.84	133,517.70	49,568.44	150,207.41

Step Up in %	10%	Straight amort	10%
Step Up in Months	1st	4	10 months
	2nd	3	
	3rd	3	
	10		66,867.07

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

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 City

Pricelist effective from November 3, 2023 until November 30, 2023 ONLY

Promo for MAGNUM Phase 1	
TSP Discount (in Php)	100,000.00

Sample Computation

Phase	1
Block	25
Lot	1
Status	UNSOLD
Unit	ROCCA PLUS
Firewall Orientation	SA
Lot Type	CORNER
Actual Lot Area	133.99
Floor Area	85.34
Remaining Equity (in months)	17



ROCCA PLUS SAMPLE COMPUTATION	
Total Selling Price	5,150,783.44
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(150,000.00)
Net Total Selling Price	5,000,783.44
Add: 12% Vat	600,094.01
Add: Legal & Misc. Fees	515,078.34
Total Contract Price	6,115,955.80

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	1,223,191.16
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	1,208,191.16
Monthly Equity (17 months)	71,070.07
Loanable Amount (80%)	4,892,764.64

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	596,595.58
25%	24,858.15
35%	34,801.41
40%	47,727.65
Loanable Amount (0.9)	5,504,360.22

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	96,882.60	293,583.65	108,992.93	330,281.60
10 yrs	7.0%	56,809.15	172,148.93	63,910.29	193,667.54
15 yrs	7.0%	43,977.55	133,265.31	49,474.75	149,923.47
20 yrs	7.0%	37,933.55	114,950.16	42,675.25	129,318.93

Step Up in %	10%	Straight amort	10%
Step Up in Months	1st	6	17 months
	2nd	6	35,093.86
	3rd	5	
		17	

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

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 City

Pricelist effective from November 3, 2023 until November 30, 2023 ONLY

Promo for ROCCA PLUS Phase 1	
TSP Discount (in Php)	150,000.00

Sample Computation

Phase	1
Block	25
Lot	45
Status	UNSOLD
Unit	MAGNUM
Firewall Orientation	SA
Lot Type	CORNER
Actual Lot Area	122.73
Floor Area	90
Remaining Equity (in months)	9



MAGNUM SAMPLE COMPUTATION	
Total Selling Price	5,863,054.84
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(100,000.00)
Net Total Selling Price	5,763,054.84
Add: 12% Vat	691,566.58
Add: Legal & Misc. Fees	586,305.48
Total Contract Price	7,040,926.91

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	1,408,185.38
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	1,393,185.38
Monthly Equity (9 months)	154,798.38
Loanable Amount (80%)	5,632,741.53

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	689,092.69
25%	57,424.39
35%	80,394.15
40%	91,879.03
Loanable Amount (0.9)	6,336,834.22

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.5%	112,868.59	342,026.02	126,977.16	384,779.27
10 yrs	7.5%	66,861.64	202,611.03	75,219.34	227,937.40
15 yrs	7.5%	52,216.21	158,230.94	58,743.24	178,009.81
20 yrs	7.5%	45,376.98	137,506.01	51,049.11	154,694.26

Step Up in %	10%	Straight amort	10%
Step Up in Months	1st	9 months	76,565.85
	2nd		
	3rd		
	9		

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

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 City

Pricelist effective from November 3, 2023 until November 30, 2023 ONLY

Promo for MAGNUM Phase 1	
TSP Discount (in Php)	100,000.00

Sample Computation

Phase	1
Block	27
Lot	3
Status	UNSOLD
Unit	MAGNUM
Firewall Orientation	SA
Lot Type	CORNER
Actual Lot Area	150.97
Floor Area	90
Remaining Equity (in months)	13



MAGNUM SAMPLE COMPUTATION	
Total Selling Price	6,103,521.33
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(100,000.00)
Net Total Selling Price	6,003,521.33
Add: 12% Vat	720,422.56
Add: Legal & Misc. Fees	610,352.13
Total Contract Price	7,334,296.02

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	1,466,859.20
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	1,451,859.20
Monthly Equity (13 months)	111,681.48
Loanable Amount (80%)	5,867,436.81

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	718,429.60
25%	35,921.48
35%	62,862.59
40%	71,842.96
Loanable Amount (0.9)	6,600,866.42

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	116,182.28	352,067.52	130,705.07	396,075.96
10 yrs	7.0%	68,125.92	206,442.17	76,641.66	232,247.44
15 yrs	7.0%	52,738.18	159,812.67	59,330.45	179,789.25
20 yrs	7.0%	45,490.18	137,849.02	51,176.45	155,080.14

Step Up in %	10%	Straight amort	10%
Step Up in Months	1st	13 months	55,263.82
	2nd		
	3rd		
	13		

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

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 City

Pricelist effective from November 3, 2023 until November 30, 2023 ONLY

Promo for MAGNUM Phase 1	
TSP Discount (in Php)	100,000.00

Sample Computation

Phase	1
Block	28
Lot	1
Status	UNSOLD
Unit	ROCCA
Firewall Orientation	SA
Lot Type	CORNER
Actual Lot Area	126.08
Floor Area	85.34
Remaining Equity (in months)	10



ROCCA SAMPLE COMPUTATION	
Total Selling Price	5,209,199.77
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(80,000.00)
Net Total Selling Price	5,129,199.77
Add: 12% Vat	615,503.97
Add: Legal & Misc. Fees	520,919.98
Total Contract Price	6,265,623.72

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	1,253,124.74
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	1,238,124.74
Monthly Equity (10 months)	123,812.47
Loanable Amount (80%)	5,012,498.98

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	611,562.37
#N/A	#N/A
#N/A	#N/A
#N/A	#N/A
Loanable Amount (0.9)	5,639,061.35

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.5%	100,440.20	304,364.23	112,995.22	342,409.76
10 yrs	7.5%	59,499.25	180,300.76	66,936.66	202,838.35
15 yrs	7.5%	46,466.49	140,807.53	52,274.80	158,408.47
20 yrs	7.5%	40,380.35	122,364.70	45,427.89	137,660.29

Step Up in %	10%	Straight amort	10%
Step Up in Months	1st	10 months	61,156.24
	2nd		
	3rd		
	10		

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

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 City

Pricelist effective from November 3, 2023 until November 30, 2023 ONLY

Promo for ROCCA Phase 1	
TSP Discount (in Php)	80,000.00

Sample Computation

Phase	1
Block	30
Lot	10
Status	UNSOLD
Unit	ROCCA PLUS
Firewall Orientation	SA
Lot Type	CORNER
Actual Lot Area	135.41
Floor Area	85.34
Remaining Equity (in months)	11



ROCCA PLUS SAMPLE COMPUTATION	
Total Selling Price	5,486,554.03
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(150,000.00)
Net Total Selling Price	5,336,554.03
Add: 12% Vat	640,386.48
Add: Legal & Misc. Fees	548,655.40
Total Contract Price	6,525,595.91

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	1,305,119.18
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	1,290,119.18
Monthly Equity (11 months)	117,283.56
Loanable Amount (80%)	5,220,476.73

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	637,559.59
25%	39,847.47
35%	55,786.46
40%	85,007.95
Loanable Amount (0.9)	5,873,036.32

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.5%	104,607.64	316,992.86	117,683.60	356,616.97
10 yrs	7.5%	61,967.98	187,781.76	69,713.98	211,254.49
15 yrs	7.5%	48,394.46	146,649.89	54,443.77	164,981.13
20 yrs	7.5%	42,055.81	127,441.83	47,312.78	143,372.06

Step Up in %	10%	Straight amort	10%
Step Up in Months	1st	11 months	57,959.96
	2nd		
	3rd		
	11		

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

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 City

Pricelist effective from November 3, 2023 until November 30, 2023 ONLY

Promo for ROCCA PLUS Phase 1	
TSP Discount (in Php)	150,000.00

Sample Computation

Phase	1
Block	33
Lot	23
Status	UNSOLD
Unit	ROCCA PLUS
Firewall Orientation	SA
Lot Type	CORNER
Actual Lot Area	158.64
Floor Area	85.34
Remaining Equity (in months)	19



ROCCA PLUS SAMPLE COMPUTATION	
Total Selling Price	6,208,958.32
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(150,000.00)
Net Total Selling Price	6,058,958.32
Add: 12% Vat	727,075.00
Add: Legal & Misc. Fees	620,895.83
Total Contract Price	7,406,929.15

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	1,481,385.83
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	1,466,385.83
Monthly Equity (19 months)	77,178.20
Loanable Amount (80%)	5,925,543.32

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	725,692.92
25%	25,917.60
35%	42,332.09
40%	48,379.53
Loanable Amount (0.9)	6,666,236.24

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	117,332.86	355,554.12	131,999.47	399,998.39
10 yrs	7.0%	68,800.58	208,486.61	77,400.66	234,547.44
15 yrs	7.0%	53,260.46	161,395.33	59,918.02	181,569.75
20 yrs	7.0%	45,940.67	139,214.16	51,683.26	156,615.94

Step Up in %	10%	Straight amort	10%
Step Up in Months	1st	19 months	38,194.36
	2nd		
	3rd		
	19		

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

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 City

Pricelist effective from November 3, 2023 until November 30, 2023 ONLY

Promo for ROCCA PLUS Phase 1	
TSP Discount (in Php)	150,000.00

Sample Computation

Phase	2
Block	1
Lot	2
Status	UNSOLD
Unit	ORO
Firewall Orientation	F2F
Lot Type	INNER
Actual Lot Area	77
Floor Area	60
Remaining Equity (in months)	20



ORO SAMPLE COMPUTATION	
Total Selling Price	4,191,296.49
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(50,000.00)
Net Total Selling Price	4,141,296.49
Add: 12% Vat	-
Add: Legal & Misc. Fees	419,129.65
Total Contract Price	4,560,426.14

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	912,085.23
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	897,085.23
Monthly Equity (20 months)	44,854.26
Loanable Amount (80%)	3,648,340.91

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	441,042.61
25%	15,751.52
35%	22,052.13
40%	29,402.84
Loanable Amount (0.9)	4,104,383.52

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	72,241.52	218,913.71	81,271.71	246,277.92
10 yrs	7.0%	42,360.33	128,364.64	47,655.37	144,410.22
15 yrs	7.0%	32,792.32	99,370.67	36,891.36	111,792.00
20 yrs	7.0%	28,285.55	85,713.78	31,821.24	96,428.01

Step Up in %	10%	Straight amort	10%
Step Up in Months	1st	20 months	22,052.13
	2nd		
	3rd		
	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 CHIU
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

Pricelist effective from November 3, 2023 until November 30, 2023 ONLY
Promo for ORO Phase 2
TSP Discount (in Php) 50,000.00

Sample Computation

Phase	2
Block	5
Lot	32
Status	UNSOLD
Unit	FRESCO
Firewall Orientation	SA
Lot Type	INNER
Actual Lot Area	66
Floor Area	45
Remaining Equity (in months)	23



FRESCO SAMPLE COMPUTATION	
Total Selling Price	3,147,399.19
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(30,000.00)
Net Total Selling Price	3,117,399.19
Add: 12% Vat	-
Add: Legal & Misc. Fees	314,739.92
Total Contract Price	3,432,139.11

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	686,427.82
Holding Fee	(10,000.00)
Less: Promo for the Month	-
Net Equity Payment	676,427.82
Monthly Equity (23 months)	29,409.91
Loanable Amount (80%)	2,745,711.29

STEP UP EQUITY COMPUTATION	
Downpayment (0.15)	504,820.87
20%	12,620.52
30%	18,930.78
50%	36,058.63
Loanable Amount (0.85)	2,917,318.24

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.150)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	54,368.37	164,752.65	57,766.40	175,049.69
10 yrs	7.0%	31,880.04	96,606.17	33,872.54	102,644.06
15 yrs	7.0%	24,679.23	74,785.54	26,221.68	79,459.64
20 yrs	7.0%	21,287.47	64,507.49	22,617.94	68,539.20

Step Up in %		15%	Straight amort	15%
Step Up in Months	1st	8	23 months	21,948.73
	2nd	8		
	3rd	7		
		23		

*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	₱10,000.00
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

Pricelist effective from November 3, 2023 until November 30, 2023 ONLY

Promo for FRESCO Phase 2
TSP Discount (in Php) 30,000.00

Sample Computation

Phase	2
Block	22
Lot	38
Status	UNSOLD
Unit	VITA
Firewall Orientation	SA
Lot Type	INNER
Actual Lot Area	110
Floor Area	70
Remaining Equity (in months)	37

VITA SAMPLE COMPUTATION	
Total Selling Price	4,453,442.00
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(75,000.00)
Net Total Selling Price	4,378,442.00
Add: 12% Vat	-
Add: Legal & Misc. Fees	445,344.20
Total Contract Price	4,823,786.20

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	964,757.24
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	949,757.24
Monthly Equity (37 months)	25,669.11
Loanable Amount (80%)	3,859,028.96

STEP UP EQUITY COMPUTATION	
Downpayment (0.2)	949,757.24
25%	18,264.56
35%	27,701.25
40%	31,658.57
Loanable Amount (0.8)	3,859,028.96



BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.20)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	76,413.40	231,555.75	76,413.40	231,555.75
10 yrs	7.0%	44,806.60	135,777.57	44,806.60	135,777.57
15 yrs	7.0%	34,686.04	105,109.22	34,686.04	105,109.22
20 yrs	7.0%	29,919.01	90,663.67	29,919.01	90,663.67

Step Up in %		20%	Straight amort	20%
Step Up in Months	1st	13	37 months	25,669.11
	2nd	12		
	3rd	12		
		37		

*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

Pricelist effective from November 3, 2023 until November 30, 2023 ONLY

Promo for VITA Phase 2 TSP Discount (in Php)	75,000.00
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