

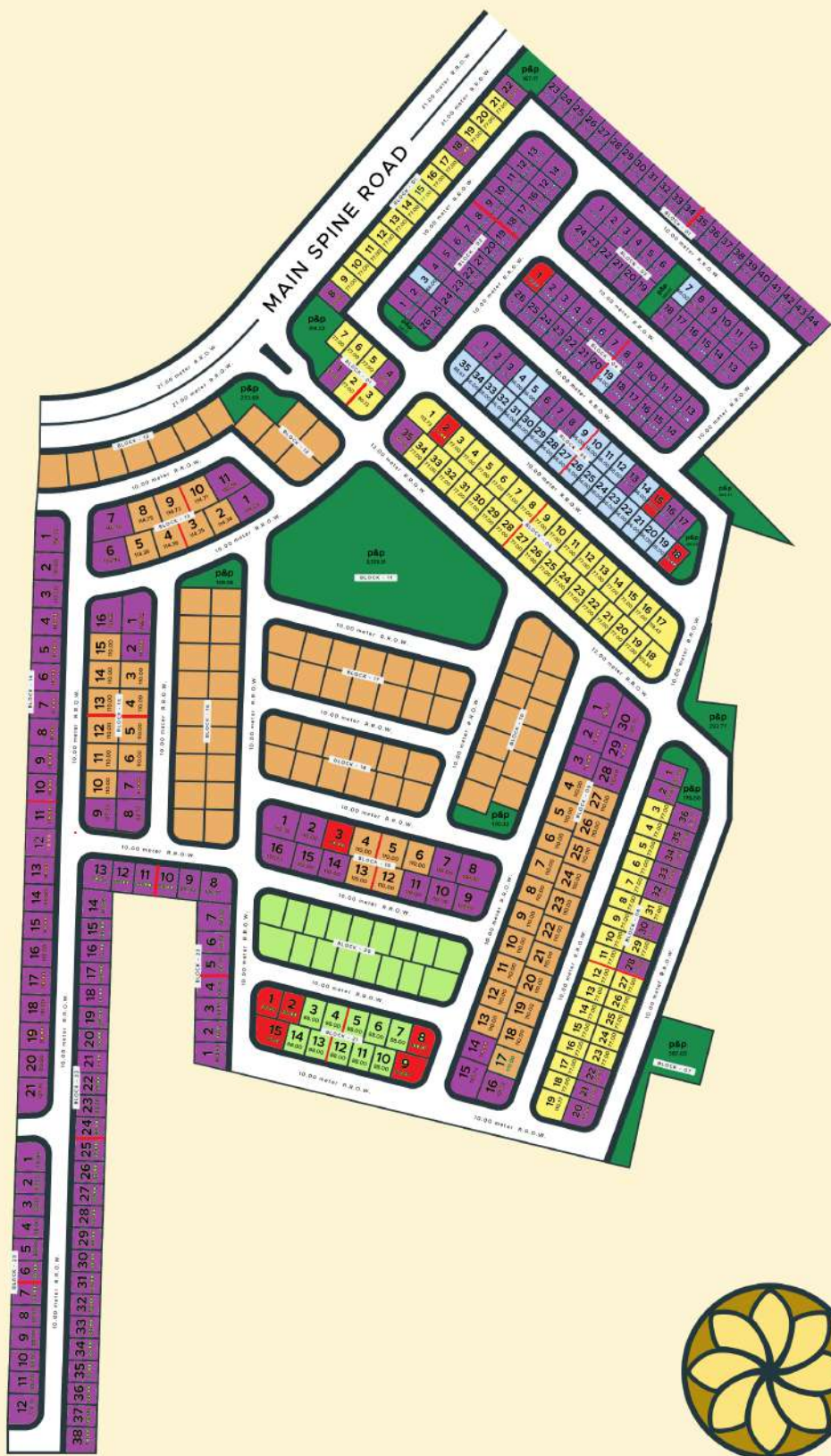


-  Sold
-  Magnum
-  Rocca
-  Vita
-  Oro
-  Fresco
-  For Evaluation
-  Hold for 3 days



INTALIO  
ESTATES

AS OF SEPTEMBER 4, 2023 | 9:00 AM



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



**INTALIO**  
ESTATES

**AS OF SEPTEMBER 4, 2023 | 9:00 AM**

## Sample Computation

Phase	2
Block	3
Lot	7
Status	UNSOLD
Unit	FRESCO
Firewall Orientation	SA
Lot Type	EASEMENT
Actual Lot Area	66
Floor Area	45
Remaining Equity (in months)	20



FRESCO SAMPLE COMPUTATION	
Total Selling Price	3,040,543.63
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(30,000.00)
Net Total Selling Price	3,010,543.63
Add: 12% Vat	-
Add: Legal & Misc. Fees	304,054.36
Total Contract Price	3,314,597.99

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	662,919.60
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	647,919.60
Monthly Equity (20 months)	32,395.98
Loanable Amount (80%)	2,651,678.39

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	316,459.80
20%	9,041.71
30%	13,562.56
50%	26,371.65
Loanable Amount (0.9)	2,983,138.19

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	52,506.41	159,110.33	59,069.71	178,999.13
10 yrs	7.0%	30,788.23	93,297.68	34,636.76	104,959.89
15 yrs	7.0%	23,834.04	72,224.35	26,813.29	81,252.39
20 yrs	7.0%	20,558.43	62,298.29	23,128.24	70,085.57

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	5
Lot	35
Status	UNSOLD
Unit	FRESCO
Firewall Orientation	SA
Lot Type	CORNER
Actual Lot Area	88.63
Floor Area	45
Remaining Equity (in months)	19



FRESCO SAMPLE COMPUTATION	
Total Selling Price	3,876,584.66
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(30,000.00)
Net Total Selling Price	3,846,584.66
Add: 12% Vat	-
Add: Legal & Misc. Fees	387,658.47
Total Contract Price	4,234,243.13

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	846,848.63
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	831,848.63
Monthly Equity (19 months)	43,781.51
Loanable Amount (80%)	3,387,394.50

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	408,424.31
20%	11,669.27
30%	20,421.22
50%	34,035.36
Loanable Amount (0.9)	3,810,818.82

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	67,074.47	203,255.97	75,458.78	228,662.97
10 yrs	7.0%	39,330.52	119,183.40	44,246.84	134,081.33
15 yrs	7.0%	30,446.86	92,263.21	34,252.72	103,796.11
20 yrs	7.0%	26,262.43	79,583.13	29,545.24	89,531.02

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*

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	16
Lot	7
Status	UNSOLD
Unit	MAGNUM
Firewall Orientation	SA
Lot Type	INSIDE
Actual Lot Area	110
Floor Area	90
Remaining Equity (in months)	9



MAGNUM SAMPLE COMPUTATION	
Total Selling Price	4,927,621.14
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(80,000.00)
Net Total Selling Price	4,847,621.14
Add: 12% Vat	581,714.54
Add: Legal & Misc. Fees	492,762.11
Total Contract Price	5,922,097.79

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	1,184,419.56
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	1,169,419.56
Monthly Equity (9 months)	129,935.51
Loanable Amount (80%)	4,737,678.23

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	577,209.78
25%	48,100.81
35%	67,341.14
40%	76,961.30
Loanable Amount (0.9)	5,329,888.01

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.5%	94,933.35	287,676.83	106,800.02	323,636.43
10 yrs	7.5%	56,237.08	170,415.39	63,266.71	191,717.31
15 yrs	7.5%	43,918.86	133,087.46	49,408.72	149,723.40
20 yrs	7.5%	38,166.41	115,655.80	42,937.22	130,112.77

Step Up in %	10%	
Step Up in Months	1st	3
	2nd	3
	3rd	3
		9

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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

### August 19, 2023 Exclusive One Day Promo

Converge Installation + 1 Month  
0

## Sample Computation

Phase	2
Block	15
Lot	3
Status	UNSOLD
Unit	MAGNUM
Firewall Orientation	SA
Lot Type	INNER
Actual Lot Area	110
Floor Area	90
Remaining Equity (in months)	27



MAGNUM SAMPLE COMPUTATION	
Total Selling Price	5,426,790.42
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(100,000.00)
Net Total Selling Price	5,326,790.42
Add: 12% Vat	639,214.85
Add: Legal & Misc. Fees	542,679.04
Total Contract Price	6,508,684.31

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	1,301,736.86
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	1,286,736.86
Monthly Equity (27 months)	47,656.92
Loanable Amount (80%)	5,206,947.45

STEP UP EQUITY COMPUTATION	
Downpayment (0.15)	961,302.65
25%	26,702.85
35%	37,383.99
40%	42,724.56
Loanable Amount (0.85)	5,532,381.67

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.150)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	103,103.80	312,435.76	109,547.79	331,962.99
10 yrs	7.0%	60,457.07	183,203.26	64,235.64	194,653.46
15 yrs	7.0%	46,801.52	141,822.77	49,726.61	150,686.70
20 yrs	7.0%	40,369.41	122,331.54	42,892.50	129,977.26

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

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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	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)	20



ORO SAMPLE COMPUTATION	
Total Selling Price	3,648,310.16
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(50,000.00)
Net Total Selling Price	3,598,310.16
Add: 12% Vat	-
Add: Legal & Misc. Fees	364,831.02
Total Contract Price	3,963,141.17

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	792,628.23
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	777,628.23
Monthly Equity (20 months)	38,881.41
Loanable Amount (80%)	3,170,512.94

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	381,314.12
25%	13,618.36
35%	19,065.71
40%	25,420.94
Loanable Amount (0.9)	3,566,827.06

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	62,779.96	190,242.29	70,627.45	214,022.58
10 yrs	7.0%	36,812.34	111,552.56	41,413.89	125,496.63
15 yrs	7.0%	28,497.47	86,355.96	32,059.65	97,150.45
20 yrs	7.0%	24,580.95	74,487.74	27,653.57	83,798.70

Step Up in %		10%
Step Up in Months	1st	7
	2nd	7
	3rd	6
		20

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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

**August 19, 2023 Exclusive One Day Promo**  
Converge Installation + 1 Month  
0

## Sample Computation

Phase	2
Block	6
Lot	1
Status	UNSOLD
Unit	ORO
Firewall Orientation	SA
Lot Type	CORNER
Actual Lot Area	113.73
Floor Area	60
Remaining Equity (in months)	19



ORO SAMPLE COMPUTATION	
Total Selling Price	4,491,697.13
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(50,000.00)
Net Total Selling Price	4,441,697.13
Add: 12% Vat	533,003.66
Add: Legal & Misc. Fees	449,169.71
Total Contract Price	5,423,870.50

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	1,084,774.10
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	1,069,774.10
Monthly Equity (19 months)	56,303.90
Loanable Amount (80%)	4,339,096.40

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	527,387.05
25%	18,835.25
35%	30,764.24
40%	35,159.14
Loanable Amount (0.9)	4,881,483.45

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	85,919.31	260,361.54	96,659.22	292,906.74
10 yrs	7.0%	50,380.59	152,668.45	56,678.16	171,752.01
15 yrs	7.0%	39,001.03	118,184.92	43,876.15	132,958.04
20 yrs	7.0%	33,640.97	101,942.33	37,846.09	114,685.12

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*

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	31
Lot	4
Status	UNSOLD
Unit	ROCCA PLUS
Firewall Orientation	SA
Lot Type	INSIDE
Actual Lot Area	99
Floor Area	85.34
Remaining Equity (in months)	14



ROCCA PLUS SAMPLE COMPUTATION	
Total Selling Price	4,394,754.89
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(75,000.00)
Net Total Selling Price	4,319,754.89
Add: 12% Vat	518,370.59
Add: Legal & Misc. Fees	439,475.49
Total Contract Price	5,277,600.96

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	1,055,520.19
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	1,040,520.19
Monthly Equity (14 months)	74,322.87
Loanable Amount (80%)	4,222,080.77

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	512,760.10
25%	25,638.00
35%	35,893.21
40%	51,276.01
Loanable Amount (0.9)	4,749,840.87

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	83,602.26	253,340.18	94,052.54	285,007.70
10 yrs	7.0%	49,021.94	148,551.33	55,149.68	167,120.24
15 yrs	7.0%	37,949.26	114,997.74	42,692.91	129,372.46
20 yrs	7.0%	32,733.75	99,193.17	36,825.47	111,592.32

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	<b>₱15,000.00</b>
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

**September 1, 2023 Exclusive One Day Promo**

Converge Installation + 1 Month  
0

## Sample Computation

Phase	1
Block	32
Lot	19
Status	UNSOLD
Unit	ROCCA PLUS
Firewall Orientation	F2F
Lot Type	INSIDE
Actual Lot Area	99
Floor Area	85.34
Remaining Equity (in months)	16



ROCCA PLUS SAMPLE COMPUTATION	
Total Selling Price	4,394,754.89
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(75,000.00)
Net Total Selling Price	4,319,754.89
Add: 12% Vat	518,370.59
Add: Legal & Misc. Fees	439,475.49
Total Contract Price	5,277,600.96

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	1,055,520.19
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	1,040,520.19
Monthly Equity (16 months)	65,032.51
Loanable Amount (80%)	4,222,080.77

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	512,760.10
25%	21,365.00
35%	35,893.21
40%	41,020.81
Loanable Amount (0.9)	4,749,840.87

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	83,602.26	253,340.18	94,052.54	285,007.70
10 yrs	7.0%	49,021.94	148,551.33	55,149.68	167,120.24
15 yrs	7.0%	37,949.26	114,997.74	42,692.91	129,372.46
20 yrs	7.0%	32,733.75	99,193.17	36,825.47	111,592.32

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

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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

**September 1, 2023 Exclusive One Day Promo**

Converge Installation + 1 Month  
0

## Sample Computation

Phase	2
Block	21
Lot	3
Status	UNSOLD
Unit	VITA
Firewall Orientation	SA
Lot Type	INNER
Actual Lot Area	88
Floor Area	70
Remaining Equity (in months)	22



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 (22 months)	46,288.78
Loanable Amount (80%)	4,133,412.89

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	501,676.61
25%	15,677.39
35%	25,083.83
40%	28,667.23
Loanable Amount (0.9)	4,650,089.51

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	81,846.53	248,019.79	92,077.35	279,022.26
10 yrs	7.0%	47,992.43	145,431.60	53,991.48	163,610.55
15 yrs	7.0%	37,152.28	112,582.68	41,796.32	126,655.51
20 yrs	7.0%	32,046.31	97,110.02	36,052.09	109,248.77

Step Up in %		10%
Step Up in Months	1st	8
	2nd	7
	3rd	7
		22

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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