

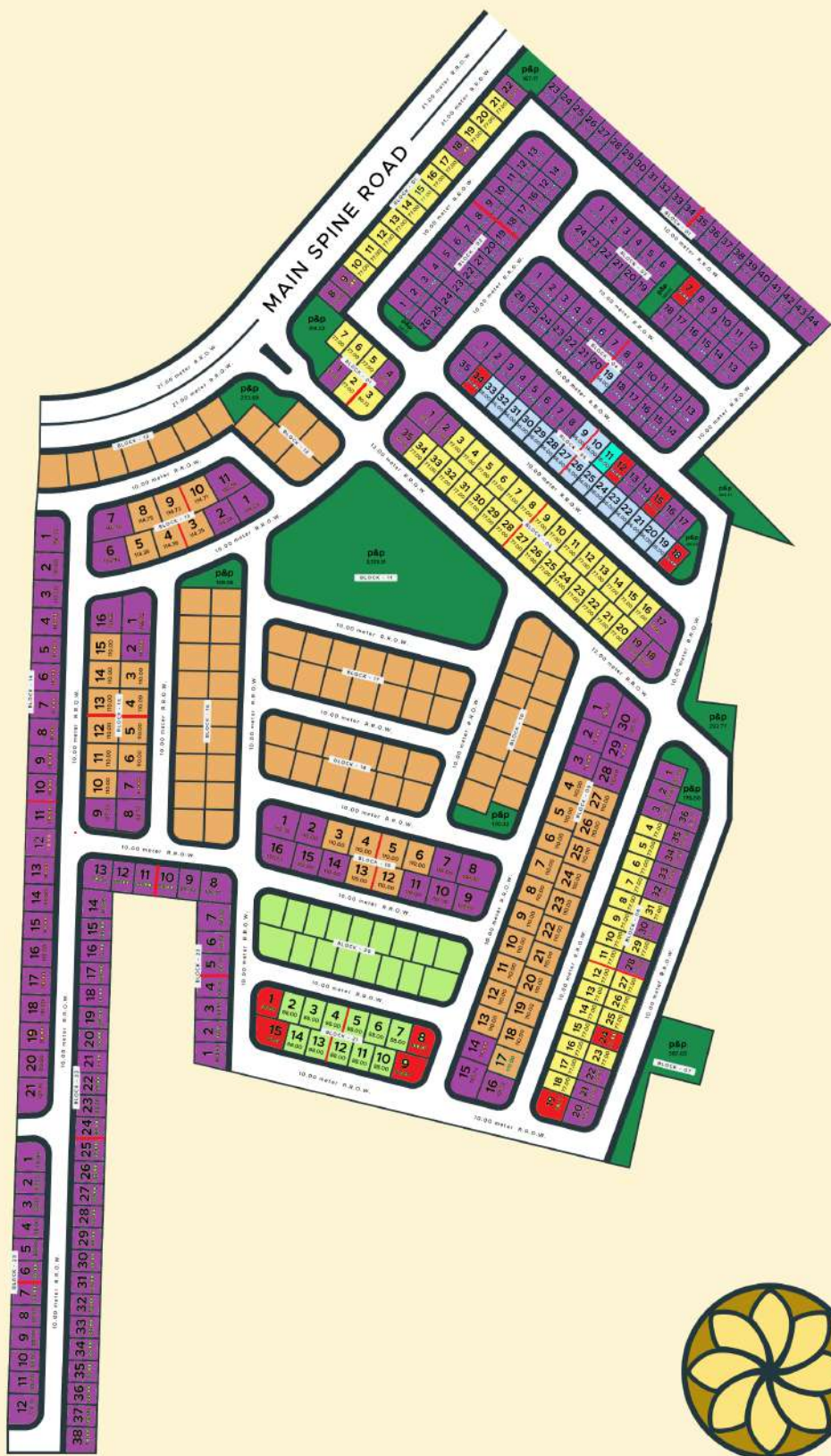


-  Sold
-  Magnum
-  Rocca
-  Vita
-  Oro
-  Fresco
-  For Evaluation
-  Hold for 3 days



INTALIO  
ESTATES

AS OF OCTOBER 6, 2023 | 9:00 AM



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



**INTALIO**  
ESTATES

**AS OF OCTOBER 6, 2023 | 9:00 AM**

## Sample Computation

Phase	2
Block	9
Lot	4
Status	UNSOLD
Unit	MAGNUM
Firewall Orientation	SA
Lot Type	INNER
Actual Lot Area	110
Floor Area	90
Remaining Equity (in months)	18



MAGNUM SAMPLE COMPUTATION	
Total Selling Price	5,637,738.55
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(100,000.00)
Net Total Selling Price	5,537,738.55
Add: 12% Vat	664,528.63
Add: Legal & Misc. Fees	563,773.85
Total Contract Price	6,766,041.03

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	1,353,208.21
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	1,338,208.21
Monthly Equity (18 months)	74,344.90
Loanable Amount (80%)	5,412,832.82

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	661,604.10
25%	27,566.84
35%	38,593.57
40%	44,106.94
Loanable Amount (0.9)	6,089,436.92

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	107,180.58	324,789.63	120,578.15	365,388.33
10 yrs	7.0%	62,847.58	190,447.21	70,703.53	214,253.11
15 yrs	7.0%	48,652.07	147,430.52	54,733.58	165,859.34
20 yrs	7.0%	41,965.64	127,168.59	47,211.34	143,064.67

Step Up in %	10%	Straight amort	10%
Step Up in Months	1st	6	18 months
	2nd	6	
	3rd	6	
	18		36,755.78

*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 October 2, 2023 until October 31, 2023 ONLY**

Promo for MAGNUM Phase 2	
TSP Discount (in Php)	100,000.00
Smart Home Bundle	

## Sample Computation

Phase	2
Block	19
Lot	13
Status	UNSOLD
Unit	MAGNUM
Firewall Orientation	F2F
Lot Type	INNER
Actual Lot Area	110
Floor Area	90
Remaining Equity (in months)	23



MAGNUM SAMPLE COMPUTATION	
Total Selling Price	4,982,939.39
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(100,000.00)
Net Total Selling Price	4,882,939.39
Add: 12% Vat	585,952.73
Add: Legal & Misc. Fees	498,293.94
Total Contract Price	5,967,186.05

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	1,193,437.21
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	1,178,437.21
Monthly Equity (23 months)	51,236.40
Loanable Amount (80%)	4,773,748.84

STEP UP EQUITY COMPUTATION	
Downpayment (0.15)	880,077.91
25%	27,502.43
35%	38,503.41
40%	50,290.17
Loanable Amount (0.85)	5,072,108.14

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.150)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	94,525.95	286,442.27	100,433.82	304,344.91
10 yrs	7.0%	55,427.27	167,961.43	58,891.48	178,459.02
15 yrs	7.0%	42,907.80	130,023.65	45,589.54	138,150.13
20 yrs	7.0%	37,010.82	112,154.01	39,324.00	119,163.64

Step Up in %	15%	Straight amort	15%
Step Up in Months	1st: 8 2nd: 8 3rd: 7 23	23 months	38,264.26

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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

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Promo for MAGNUM Phase 2	
TSP Discount (in Php)	100,000.00
Smart Home Bundle	

## Sample Computation

Phase	2
Block	8
Lot	29
Status	UNSOLD
Unit	ORO
Firewall Orientation	SA
Lot Type	INNER
Actual Lot Area	77
Floor Area	60
Remaining Equity (in months)	21



ORO SAMPLE COMPUTATION	
Total Selling Price	3,678,339.63
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(30,000.00)
Net Total Selling Price	3,648,339.63
Add: 12% Vat	-
Add: Legal & Misc. Fees	367,833.96
Total Contract Price	4,016,173.60

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	803,234.72
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	788,234.72
Monthly Equity (21 months)	37,534.99
Loanable Amount (80%)	3,212,938.88

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	386,617.36
25%	13,807.76
35%	19,330.87
40%	22,092.42
Loanable Amount (0.9)	3,614,556.24

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	63,620.04	192,788.00	71,572.55	216,886.50
10 yrs	7.0%	37,304.94	113,045.29	41,968.06	127,175.95
15 yrs	7.0%	28,878.80	87,511.52	32,488.65	98,450.46
20 yrs	7.0%	24,909.88	75,484.49	28,023.62	84,920.05

Step Up in %		10%	Straight amort	10%
Step Up in Months	1st	7	21 months	18,410.35
	2nd	7		
	3rd	7		
		21		

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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

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Promo for ORO Phase 2	
TSP Discount (in Php)	30,000.00
Smart Home Bundle	

# Sample Computation

Phase	2
Block	5
Lot	33
Status	UNSOLD
Unit	FRESCO
Firewall Orientation	SA
Lot Type	INNER
Actual Lot Area	66
Floor Area	45
Remaining Equity (in months)	24



FRESCO SAMPLE COMPUTATION	
Total Selling Price	3,147,399.19
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(20,000.00)
Net Total Selling Price	3,127,399.19
Add: 12% Vat	-
Add: Legal & Misc. Fees	314,739.92
Total Contract Price	3,442,139.11

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	688,427.82
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	673,427.82
Monthly Equity (24 months)	28,059.49
Loanable Amount (80%)	2,753,711.29

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	329,213.91
20%	8,230.35
30%	12,345.52
50%	20,575.87
Loanable Amount (0.9)	3,097,925.20

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	54,526.78	165,232.68	61,342.63	185,886.76
10 yrs	7.0%	31,972.92	96,887.65	35,969.54	108,998.60
15 yrs	7.0%	24,751.14	75,003.44	27,845.03	84,378.87
20 yrs	7.0%	21,349.49	64,695.44	24,018.18	72,782.37

Step Up in %		10%	Straight amort	10%
Step Up in Months	1st	8	24 months	13,717.25
	2nd	8		
	3rd	8		
		24		

Official Selling Price shall be based on the signed and approved Annex A  
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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 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

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Promo for FRESCO Phase 2	
TSP Discount (in Php)	20,000.00
Smart Home Bundle	

## 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)	17



ROCCA PLUS SAMPLE COMPUTATION	
Total Selling Price	4,617,239.35
Less: RF Discount (Promo)	-
Less: TSP Discount (Promo)	(70,000.00)
Net Total Selling Price	4,547,239.35
Add: 12% Vat	545,668.72
Add: Legal & Misc. Fees	461,723.94
Total Contract Price	5,554,632.01

STANDARD EQUITY COMPUTATION	
Down Payment (20%)	1,110,926.40
Holding Fee	(15,000.00)
Less: Promo for the Month	-
Net Equity Payment	1,095,926.40
Monthly Equity (17 months)	64,466.26
Loanable Amount (80%)	4,443,705.61

STEP UP EQUITY COMPUTATION	
Downpayment (0.1)	540,463.20
25%	22,519.30
35%	31,527.02
40%	43,237.06
Loanable Amount (0.9)	4,999,168.81

BANK FINANCING					
No. of years	Rate	Standard (0.20)		Step-up (0.10)	
		Amortization	Income Req	Amortization	Income Req
5 yrs	7.0%	87,990.70	266,638.48	98,989.53	299,968.29
10 yrs	7.0%	51,595.19	156,349.06	58,044.59	175,892.69
15 yrs	7.0%	39,941.28	121,034.19	44,933.94	136,163.46
20 yrs	7.0%	34,452.00	104,400.01	38,758.50	117,450.01

Step Up in %		10%	Straight amort	10%
Step Up in Months	1st	6	17 months	31,791.95
	2nd	6		
	3rd	5		
		17		

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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 October 2, 2023 until October 31, 2023 ONLY

Promo for ROCCA PLUS Phase 1	
TSP Discount (in Php)	70,000.00
Smart Home Bundle	

## Sample Computation

Phase	2
Block	21
Lot	14
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%	Straight amort	10%
Step Up in Months	1st	7	21 months	23,279.52
	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

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