PASEO VERDE - LAS PIÑAS CITY

UNIT NUMBER		138	433	313-A	323
TOWER		Quezon	Quezon	Quezon	Quezon
UNIT TYPE		Studio Unit	1BR	2BR	3BR
LIVEABLE AREA		24.30	36.45	49.33	63.55
BALCONY AREA		-	-	-	-
GROSS AREA		24.30	36.45	49.33	63.55
TOTAL SELLING PRICE		**3,398,843.75**	**5,254,738.07**	**5,984,074.21**	**8,883,611.18**
Less: Promo Discount on TSP		80,000.00	110,000.00	150,000.00	200,000.00
NET SELLING PRICE		**3,318,843.75**	**5,144,738.07**	**5,834,074.21**	**8,683,611.18**
Add: VAT			617,368.57	700,088.91	1,042,033.34
Add: Legal & Misc. Fees		339,884.38	525,473.81	598,407.42	888,361.12
TOTAL CONTRACT PRICE		**3,658,728.13**	**6,287,580.45**	**7,132,570.54**	**10,614,005.64**
Equity down Payment	10%	**365,872.81**	**628,758.04**	**713,257.05**	**1,061,400.56**
less: Reservaton Fee		15,000.00	15,000.00	15,000.00	15,000.00
Net Equity Payment		350,872.81	613,758.04	698,257.05	1,046,400.56
Monthly Equity	22	15,948.76	27,898.09	31,738.96	47,563.66
Step Up					
1st-7th Month	25%	12,531.17	21,919.93	24,937.75	37,371.45
8th-15th Month	35%	15,350.69	26,851.91	30,548.75	45,780.02
16th-22nd Month	40%	20,049.88	35,071.89	39,900.40	59,794.32
Early Move-In					
1st Month		87,718.20	153,439.51	174,564.26	261,600.14
2nd Month-22nd Month		12,531.17	21,919.93	24,937.75	37,371.45
Lumpsum Payment					
1st-21st Month		12,531.17	21,919.93	24,937.75	37,371.45
22nd Month		87,718.20	153,439.51	174,564.26	261,600.14
FULL BALANCE (TCP)	90%	**3,292,855.31**	**5,658,822.40**	**6,419,313.48**	**9,552,605.08**
Estimated Monthly Amortization					
5 Years	8.50%	67,557.96	116,099.40	131,702.04	195,986.31
10 Years	8.50%	40,826.70	70,161.31	79,590.31	118,438.64
15 Years	8.50%	32,426.06	55,724.69	63,213.55	94,068.32
20 years	8.50%	28,576.16	49,108.56	55,708.28	82,899.70
Required Income					
5 Years		202,673.89	348,298.20	395,106.11	587,958.93
10 Years		122,480.09	210,483.92	238,770.92	355,315.93
15 Years		97,278.19	167,174.06	189,640.64	282,204.97
20 years		85,728.47	147,325.69	167,124.84	248,699.11

SAMPLE COMPUTATION AS OF AUGUST 1, 2026