



SANTOS LAND DEVELOPMENT CORPORATION
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SALES & MARKETING DEPARTMENT
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Updated as of July 31, 2021

ILUMINA ESTATE PH. 2 LOT ONLY

Total Contract Price

Lot Area:

Price per sq.m.

BLOCK 1 LOT 26	BLOCK 2 LOT 5	BLOCK 6 LOT 50	BLOCK 7 LOT 3	BLOCK 11 LOT 5	BLOCK 12 LOT 9	BLOCK 13 LOT 4
5,927,040.00	5,629,120.00	5,107,200.00	7,324,800.00	6,770,400.00	6,899,200.00	6,538,560.00
378 sq.m.	359 sq.m.	304 sq.m.	436 sq.m.	403 sq.m.	440 sq.m.	417 sq.m.
15,680./sq.m.	15,680./sq.m.	16,800./sq.m.	16,800./sq.m.	16,800./sq.m.	15,680./sq.m.	15,680./sq.m.

PAYMENT SCHEMES

A. IN-HOUSE FINANCING

I.) A. 30% Downpayment in Cash

Less: 3% discount on D/P
 Net Downpayment

1,778,112.00	1,688,736.00	1,532,160.00	2,197,440.00	2,031,120.00	2,069,760.00	1,961,568.00
53,343.36	50,662.08	45,964.00	65,923.20	60,933.60	62,092.80	58,847.04
1,724,768.64	1,638,073.92	1,486,195.20	2,131,516.80	1,970,186.40	2,007,667.20	1,902,720.96

B. 30% Downpayment

Less: reservation
 Downpayment Balance
 Payable in 6 months at

1,778,112.00	1,688,736.00	1,532,160.00	2,197,440.00	2,031,120.00	2,069,760.00	1,961,568.00
30,000.00	50,000.00	30,000.00	30,000.00	30,000.00	50,000.00	30,000.00
1,748,112.00	1,638,736.00	1,502,160.00	2,167,440.00	2,001,120.00	2,019,760.00	1,931,568.00
291,352.00	273,122.67	250,360.00	361,240.00	333,520.00	336,626.67	321,928.00

2.) 70% Balance payable

If paid in 1 year-0% int
 If paid in 2 year @ 15% interest per annum
 If paid in 3 year @ 15% interest per annum

 If paid in 4 year @ 18% interest per annum
 If paid in 5 year @ 18% interest per annum

4,148,928.00	3,940,384.00	3,575,040.00	5,127,360.00	4,739,280.00	4,829,440.00	4,576,992.00
345,744.00	328,365.33	297,920.00	427,280.00	394,940.00	402,253.33	381,416.00
201,167.62	191,056.02	173,341.00	248,608.51	229,791.81	234,163.37	221,923.01
143,823.96	136,594.71	123,929.94	177,741.63	164,288.71	167,414.13	158,662.94
121,874.76	115,748.78	105,016.80	150,616.20	139,216.35	141,864.80	134,449.14
105,355.51	100,059.87	90,782.53	130,201.26	120,346.57	122,636.05	116,225.53

B. BANK FINANCING

I.) 20% Downpayment

Less: reservation
 Downpayment Balance
 payable in 6 months

1,185,408.00	1,125,824.00	1,021,440.00	1,464,960.00	1,354,080.00	1,379,840.00	1,307,712.00
30,000.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00
1,155,408.00	1,095,824.00	991,440.00	1,434,960.00	1,324,080.00	1,349,840.00	1,277,712.00
192,568.00	182,637.33	165,240.00	239,160.00	220,680.00	224,973.33	212,952.00

2.) 80% estimates loanable

est.mo.amort. 5 years
 est.mo.amort. 10 years

4,741,632.00	4,503,296.00	4,085,760.00	5,859,840.00	5,416,320.00	5,519,360.00	5,230,848.00
93,890.00	89,170.66	80,902.94	116,031.86	107,249.63	109,289.94	103,577.06
55,054.37	52,287.09	47,439.14	68,037.71	62,888.07	64,084.45	60,734.58

*Loanable amount is subject to loan approval

C. SPOT CASH (LESS 14.5% DISCOUNT)

D. TRANSFER OF TITLE

E. BANK CHARGES

5,067,619.20	4,812,879.60	4,366,656.00	6,262,704.00	5,788,692.00	5,898,816.00	5,590,468.80
177,840.01	169,414.60	154,680.50	217,318.52	201,640.04	205,241.00	195,052.33