



ILUMINA ESTATE PH. 2 LOT ONLY

Updated as of September 16, 2021

Total Contract Price

Lot Area:

Price per sq.m.

BLOCK 1 LOT 26	BLOCK 1 LOT 27	BLOCK 2 LOT 5	BLOCK 7 LOT 3	BLOCK 11 LOT 7	BLOCK 12 LOT 9	BLOCK 13 LOT 4
5,927,040.00	5,801,600.00	5,629,120.00	7,324,800.00	6,316,800.00	6,899,200.00	6,538,560.00
378 sq.m.	370 sq.m.	359 sq.m.	436 sq.m.	376 sq.m.	440 sq.m.	417 sq.m.
15,680./sq.m.	15,680./sq.m.	15,680./sq.m.	16,800./sq.m.	16,800./ sq.m.	15,680./ sq.m.	15,680./ sq.m.

PAYMENT SCHEMES

A. IN-HOUSE FINANCING

1.) A. 30% Downpayment in Cash

Less: 3% discount on D/P
Net Downpayment

1,778,112.00	1,740,480.00	1,688,736.00	2,197,440.00	1,895,040.00	2,069,760.00	1,961,568.00
53,343.36	52,214.40	50,662.08	65,923.20	56,851.20	62,092.80	58,847.04
1,724,768.64	1,688,265.60	1,638,073.92	2,131,516.80	1,838,188.80	2,007,667.20	1,902,720.96

B. 30% Downpayment

Less: reservation
Downpayment Balance
Payable in 6 months at

1,778,112.00	1,740,480.00	1,688,736.00	2,197,440.00	1,895,040.00	2,069,760.00	1,961,568.00
30,000.00	30,000.00	50,000.00	30,000.00	30,000.00	50,000.00	30,000.00
1,748,112.00	1,710,480.00	1,638,736.00	2,167,440.00	1,865,040.00	2,019,760.00	1,931,568.00
291,352.00	285,080.00	273,122.67	361,240.00	310,840.00	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	4,061,120.00	3,940,384.00	5,127,360.00	4,421,760.00	4,829,440.00	4,576,992.00
345,744.00	338,426.67	328,365.33	427,280.00	368,480.00	402,253.33	381,416.00
201,167.62	196,910.10	191,056.02	248,608.51	214,396.33	234,163.37	221,923.01
143,823.96	140,780.06	136,594.71	177,741.63	153,281.77	167,414.13	158,662.94
121,874.76	119,295.40	115,748.78	150,616.20	129,889.20	141,864.80	134,449.14
105,355.51	103,125.77	100,059.87	130,201.26	112,283.65	122,636.05	116,225.53

B. BANK FINANCING

1.) 20% Downpayment

Less: reservation
Downpayment Balance
payable in 6 months

1,185,408.00	1,160,320.00	1,125,824.00	1,464,960.00	1,263,360.00	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	1,130,320.00	1,095,824.00	1,434,960.00	1,233,360.00	1,349,840.00	1,277,712.00
192,568.00	188,386.67	182,637.33	239,160.00	205,560.00	224,973.33	212,952.00

2.) 80% estimates loanable

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

4,741,632.00	4,641,280.00	4,503,296.00	5,859,840.00	5,053,440.00	5,519,360.00	5,230,848.00
93,890.00	91,902.91	89,170.66	116,031.86	100,064.17	109,289.94	103,577.06
55,054.37	53,889.20	52,287.09	68,037.71	58,674.72	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	4,960,368.00	4,812,879.60	6,262,704.00	5,400,864.00	5,898,816.00	5,590,468.80
177,840.01	174,313.28	169,414.60	217,318.52	188,793.02	205,241.00	195,052.33