

ILUMINA ESTATE PH. 2 LOT ONLY

Updated as of September 25, 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