

Promo Name: **SUMMER DEALS 2026**  
 Project: **EDEN RIDGE**  
 Effective: **May 01, 2026 - May 31, 2026**  
 Buyer :

**SAMPLE COMPUTATION**

Ph	Blk	Lot	Area	Price	Gross selling price
			500	15,400	7,700,000
					0
			Less: Drainage	0	0
			Less: sub/ superstructure	0	0
			Total area	500	
			Gross Selling Price		7,700,000

**OPTION 1 - SPECIAL PAYMENT TERMS**

	10% - 50% - 40%	25% - 50% - 25%	50% - 30% - 20%
DP Amount	10%	25%	50%
Discount	10%	20%	20%
No. of days	15	15	15

**2.1 Outright Down payment**

Downpayment		770,000	1,925,000	3,850,000
Less : Reservation Fee dated	<b>05/12/26</b>	50,000	50,000	50,000
Downpayment Net of Reservation Fee		720,000	1,875,000	3,800,000
Discount on Downpayment		77,000	385,000	770,000
<i>Additional discount</i>		50,000	50,000	50,000
<b>Net Downpayment Payable</b>	<b>05/27/26</b>	<b>593,000</b>	<b>1,440,000</b>	<b>2,980,000</b>

**2.2 Extended Down payment**

Extended DP amount		3,850,000	3,850,000	2,310,000
Add: Processing Fee	8%	605,840	581,200	550,400
DP for Amortization		4,455,840	4,431,200	2,860,400
Monthly Equity	72 months	61,887	61,544	39,728
	06/26/26			

**2.3 Lump Sum payment**

Cash or Bank Financing	06/26/32	3,080,000	1,925,000	1,540,000
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**OPTION 2 - EXTENDED**

Gross Selling Price		7,700,000
Less Discount		50,000
Net Contract Price		7,650,000
Less RF	<b>05/12/26</b>	50,000
Contract Price net of RF		7,600,000
Add: Processing Fee	8%	612,000
<b>Net Contract Price Payable</b>		<b>8,212,000</b>

**STEP-UP OPTIONS:**

25 - 50 - 25 TERM			
Term	Percentage	Amount	Amortization Amount
1st - 36th mo. (36 mos.)	25%	2,053,000	57,028
37th - 72nd mo. (36 mos.)	50%	4,106,000	114,056
73rd month (1 mo.)	25%	2,053,000	2,053,000

**Notes:**

- Reservation fee is P30,000 for each lot.
- Reservation fee will form part of the downpayment or cash payment.
- Check payments should be made payable to **ALSONS DEVELOPMENT & INVESTMENT CORPORATION.**

Prepared by: \_\_\_\_\_

Checked by: \_\_\_\_\_

12-May-26

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 Project: **EDEN RIDGE**  
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**SAMPLE COMPUTATION**

**OPTION 1 - CASH TERM**

Ph	Blk	Lot	Area	Price	Discount	<b>25%</b>
			500	15,400	No. of days	<b>15</b>
					Gross selling price	7,700,000
						7,700,000
						1,925,000
						<b>50,000</b>
						5,725,000
					<b>05/12/26</b>	<b>50,000</b>
						5,675,000
						458,000
						6,133,000
					<b>Due dates</b>	<b>05/27/26</b>

**OPTION 2 - DOWN PAYMENT**

DP Options	25% - 50%	10% - 24.99%	ZERO
DP Amount	<b>25%</b>	<b>10%</b>	<b>0%</b>
Discount	<b>25%</b>	<b>15%</b>	<b>0%</b>
<b>2.1 Downpayment</b>			
Downpayment	1,925,000	770,000	0
Less : Reservation Fee dated	<b>05/12/26</b> 50,000	50,000	50,000
Downpayment Net of Reservation Fee	1,875,000	720,000	0
Discount on Downpayment	481,250	115,500	0
<b>Additional discount</b>	<b>50,000</b>	<b>50,000</b>	
<b>Net Downpayment Payable</b>	<b>1,343,750</b>	<b>554,500</b>	<b>0</b>
<b>Outright DP</b>	<b>Due dates</b> <b>05/27/26</b>	<b>05/27/26</b>	
<b>2.2 Balance for Amortization:</b>			
Gross Selling Price	7,700,000	7,700,000	7,700,000
Less: Downpayment	1,925,000	770,000	50,000
<b>Additional discount</b>			<b>50,000</b>
	5,775,000	6,930,000	7,600,000
Add: Processing Fee	573,500	602,760	612,000
Balance for amortization	<b>6,348,500</b>	<b>7,532,760</b>	<b>8,212,000</b>
<b>2.3 Monthly amortization:</b>			
	<b>Due dates</b> 06/26/26	06/26/26	06/11/26
1 YR., 0% interest	529,042	627,730	684,333
2 YRS., 0% interest	264,521	313,865	342,167
3 YRS., 0% interest	176,347	209,243	228,111
4 YRS., 0% interest	132,260	156,933	171,083
5 YRS., 0% interest	105,808	125,546	136,867
<b>6 YRS., 0% interest</b>	<b>PROMO 88,174</b>	<b>104,622</b>	<b>114,056</b>
7 YRS., @ 14% int. p.a. (factor:.018740)	115,051	137,044	149,710
8 YRS., @ 14% int. p.a. (factor:.017372)	106,297	126,667	138,402
9 YRS., @ 14% int. p.a. (factor:.016334)	99,639	118,776	129,805
10 YRS.,@ 14% int. p.a. (factor:.015527)	94,448	112,625	123,105

**Notes:**

- Reservation fee is P30,000 for each lot.
- Reservation fee will form part of the downpayment or cash payment.
- For Bank Financing, buyer can only avail of a maximum of 5% discount on Cash Term if Letter of Guarantee will be received 15 days from the date of reservation.

Prepared by: \_\_\_\_\_

Checked by: \_\_\_\_\_