

Promo Name: SUMMER DEALS 2026
Project: MAHOGANY SOUTH
Effective : JUNE 1-30, 2026
Buyer : _____

SAMPLE COMPUTATION ONLY

OPTION 1 - CASH TERM

Ph	Blk	Lot	Area	Price
1	5	29	119	22,784

Total area 119
Gross Selling Price
Less : Discount
Net Contract Price
Less : Reservation Fee
Contract Price net of discount & RF
Add: Processing Fee 8%
Cash Payable

Discount	5%
No. of days	30
Gross selling price	2,711,296
	0
	2,711,296
	135,565
	2,575,731
06/05/26	30,000
	2,545,731
	206,058
	2,751,789
Due dates	07/05/26

OPTION 2 - DOWN PAYMENT

DP Options	25% - 50%	10% - 24.99%	ZERO
DP Amount	25%	10%	0%
Discount	10%	5%	0%
No. of days	15	15	0

2.1 Downpayment

Downpayment	677,824	271,130	0
Less : Reservation Fee dated 06/05/26	30,000	30,000	30,000
Downpayment Net of Reservation Fee	647,824	241,130	0
Discount on Downpayment	67,782	13,557	0
Net Downpayment Payable	580,042	227,573	0
Due dates	06/20/26	06/20/26	

2.2 Balance for Amortization:

Gross Selling Price	2,711,296	2,711,296	2,711,296
Less: Downpayment	677,824	271,130	30,000
	2,033,472	2,440,166	2,681,296
Add: Processing Fee 8%	211,481	215,819	216,904
Balance for amortization	2,244,953	2,655,985	2,898,200

2.3 Monthly amortization:

Due dates	07/20/26	07/20/26	07/05/26
1 YR., 0% interest	187,079	221,332	241,517
2 YRS., 0% interest	93,540	110,666	120,758
3 YRS., 0% interest	PROMO 62,360	73,777	80,506
4 YRS., 0% interest	PROMO 46,770	-	-
4 YRS., 1 - 3 at zero interest		55,333	
12% interest on the 4th year (factor:.088849)	PROMO -	58,698	-
5 YRS., @ 7% int. p.a. (factor:.019801)	43,789	51,915	56,707
6 YRS., @ 8% int. p.a. (factor:.017533)	38,590	45,781	50,024
7 YRS., @ 8% int. p.a. (factor:.015586)	34,211	40,602	44,373
8 YRS., @ 9% int. p.a. (factor:.014650)	31,993	37,997	41,540
9 YRS., @ 9% int. p.a. (factor:.013543)	29,497	35,045	38,321
10 YRS., @ 9% int. p.a. (factor:.012668)	27,522	32,711	35,774

Notes:

- Reservation fee is P30,000 for each lot.
- Reservation fee will form part of the downpayment or cash payment.
- The above computation does not include Processing Fee and Homeowner's Association Dues.
- Processing Fee may change subject to actual omputation and ruling of concerned Government Agencies.

Prepared by:
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Checked by:

Confirmed by: