

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	2	137	22,555

Total area 137
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	3,090,035
	0
	3,090,035
	154,502
	2,935,533
06/05/26	30,000
	2,905,533
	234,843
	3,140,376
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	772,509	309,004	0
Less : Reservation Fee dated 06/05/26	30,000	30,000	30,000
Downpayment Net of Reservation Fee	742,509	279,004	0
Discount on Downpayment	77,251	15,450	0
Net Downpayment Payable	665,258	263,554	0
Due dates	06/20/26	06/20/26	

2.2 Balance for Amortization:

Gross Selling Price	3,090,035	3,090,035	3,090,035
Less: Downpayment	772,509	309,004	30,000
	2,317,526	2,781,031	3,060,035
Add: Processing Fee 8%	241,023	245,967	247,203
Balance for amortization	2,558,549	3,026,998	3,307,238

2.3 Monthly amortization:

Due dates	07/20/26	07/20/26	07/05/26
1 YR., 0% interest	213,212	252,250	275,603
2 YRS., 0% interest	106,606	126,125	137,802
3 YRS., 0% interest	PROMO 71,071	84,083	91,868
4 YRS., 0% interest	PROMO 53,303	-	-
4 YRS., 1 - 3 at zero interest		63,062	
12% interest on the 4th year (factor:.088849)	PROMO -	66,897	-
5 YRS., @ 7% int. p.a. (factor:.019801)	49,906	59,167	64,712
6 YRS., @ 8% int. p.a. (factor:.017533)	43,981	52,176	57,085
7 YRS., @ 8% int. p.a. (factor:.015586)	38,990	46,273	50,637
8 YRS., @ 9% int. p.a. (factor:.014650)	36,462	43,304	47,405
9 YRS., @ 9% int. p.a. (factor:.013543)	33,618	39,941	43,731
10 YRS., @ 9% int. p.a. (factor:.012668)	31,367	37,280	40,825

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:
Ginocente

Checked by:

Confirmed by:

5-Jun-26