

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	30	100	22,784

Total area _____ 100
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	2,278,400
	0
	2,278,400
	113,920
	2,164,480
06/05/26	30,000
	2,134,480
	173,158
	2,307,638
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	569,600	227,840	0
Less : Reservation Fee dated 06/05/26	30,000	30,000	30,000
Downpayment Net of Reservation Fee	539,600	197,840	0
Discount on Downpayment	56,960	11,392	0
Net Downpayment Payable	482,640	186,448	0
Due dates	06/20/26	06/20/26	

2.2 Balance for Amortization:

Gross Selling Price	2,278,400	2,278,400	2,278,400
Less: Downpayment	569,600	227,840	30,000
	1,708,800	2,050,560	2,248,400
Add: Processing Fee 8%	177,715	181,361	182,272
Balance for amortization	1,886,515	2,231,921	2,430,672

2.3 Monthly amortization:

Due dates	07/20/26	07/20/26	07/05/26
1 YR., 0% interest	157,210	185,993	202,556
2 YRS., 0% interest	78,605	92,997	101,278
3 YRS., 0% interest PROMO	52,403	61,998	67,519
4 YRS., 0% interest PROMO	39,302	-	-
4 YRS., 1 - 3 at zero interest 12% interest on the 4th year (factor:.088849) PROMO	-	46,498 49,326	-
5 YRS., @ 7% int. p.a. (factor:.019801)	36,798	43,626	47,558
6 YRS., @ 8% int. p.a. (factor:.017533)	32,429	38,471	41,953
7 YRS., @ 8% int. p.a. (factor:.015586)	28,749	34,119	37,213
8 YRS., @ 9% int. p.a. (factor:.014650)	26,885	31,930	34,838
9 YRS., @ 9% int. p.a. (factor:.013543)	24,788	29,450	32,138
10 YRS., @ 9% int. p.a. (factor:.012668)	23,128	27,488	30,002

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: