

Promo Name: SUMMER DEALS 2026
Project: NORTHCREST
Effective: May 01, 2026 - May 31, 2026
Buyer :

SAMPLE COMPUTATION

Ph	Blk	Lot	Area	Price
			250	30,000
			0	
			0	
			<u>250</u>	

Gross selling price	
7,500,000	0
	0
	0
7,500,000	

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		750,000	1,875,000	3,750,000
Less : Reservation Fee dated 05/12/26		30,000	30,000	30,000
Downpayment Net of Reservation Fee		720,000	1,845,000	3,720,000
Discount on Downpayment		75,000	375,000	750,000
<i>Additional discount</i>		50,000	50,000	50,000
Net Downpayment Payable	05/27/26	595,000	1,420,000	2,920,000

2.2 Extended Down payment

Extended DP amount				3,750,000	3,750,000	2,250,000
Add: Processing Fee	8%			590,000	566,000	536,000
DP for Amortization				4,340,000	4,316,000	2,786,000
Monthly Equity	72	months	06/26/26	60,278	59,944	38,694

2.3 Lump Sum payment

Cash or Bank Financing	06/26/32	3,000,000	1,875,000	1,500,000
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OPTION 2 - EXTENDED

Gross Selling Price		7,500,000
Less Discount		50,000
Net Contract Price		7,450,000
Less RF	05/12/26	30,000
Contract Price net of RF		7,420,000
Add: Processing Fee	8%	596,000
Net Contract Price Payable		8,016,000

STEP-UP OPTIONS:

25 - 50 - 25 TERM			
Term	Percentage	Amount	Amortization Amount
1st - 36th mo. (36 mos.)	25%	2,004,000	55,667
37th - 72nd mo. (36 mos.)	50%	4,008,000	111,333
73rd month (1 mo.)	25%	2,004,000	2,004,000

Notes:

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

Prepared by:

Checked by:

12-May-26

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SAMPLE COMPUTATION

OPTION 1 - CASH TERM

Ph	Blk	Lot	Area	Price
			250	30,000
Total area			250	
Gross Selling Price				
Less : Discount				
Additional discount				
Contract Price				
Less : Reservation Fee				
Contract Price net of discount & RF				
Add: Processing Fee			8%	
Cash Payable				

Discount	25%
No. of days	15
Gross selling price	7,500,000
	7,500,000
	1,875,000
	50,000
	5,575,000
05/12/26	30,000
	5,545,000
	446,000
	5,991,000
Due dates	05/27/26

OPTION 2 - DOWN PAYMENT

2.1 Downpayment

Downpayment			
Less : Reservation Fee dated	05/12/26		
Downpayment Net of Reservation Fee			
Discount on Downpayment			
Additional discount			
Net Downpayment Payable			

DP Options	25% - 50%	10% - 24.99%	ZERO
DP Amount	25%	10%	0%
Discount	25%	15%	0%
	1,875,000	750,000	0
	30,000	30,000	30,000
	1,845,000	720,000	0
	468,750	112,500	0
	50,000	50,000	
	1,326,250	557,500	0
Outright DP Due dates	05/27/26	05/27/26	

2.2 Balance for Amortization:

Gross Selling Price			
Less: Downpayment			
Additional discount			
Add: Processing Fee	8%		
Balance for amortization			

	7,500,000	7,500,000	7,500,000
	1,875,000	750,000	30,000
			50,000
	5,625,000	6,750,000	7,420,000
	558,500	587,000	596,000
	6,183,500	7,337,000	8,016,000

2.3 Monthly amortization:

	Due dates		
1 YR., 0% interest			
2 YRS., 0% interest			
3 YRS., 0% interest			
4 YRS., 0% interest			
5 YRS., 0% interest			
6 YRS., 0% interest	PROMO		
7 YRS., @ 14% int. p.a. (factor:.018740)			
8 YRS., @ 14% int. p.a. (factor:.017372)			
9 YRS., @ 14% int. p.a. (factor:.016334)			
10 YRS.,@ 14% int. p.a. (factor:.015527)			

	06/26/26	06/26/26	06/11/26
	515,292	611,417	668,000
	257,646	305,708	334,000
	171,764	203,806	222,667
	128,823	152,854	167,000
	103,058	122,283	133,600
	85,882	101,903	111,333
	112,061	133,483	146,146
	103,535	123,376	135,109
	97,050	115,690	126,717
	91,994	109,699	120,177

- 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: _____

12-May-26