Promo Name: **SUMMER DEALS 2026**
Project: **NORTHTOWN RESIDENCES 5**
Effective: **June 01, 2026 - June 30, 2026**
Buyer :

SAMPLE COMPUTATION

Ph	Blk	Lot	Area	Price	Gross selling price
			300	43,500	13,050,000
	Less: Drainage		0		0
	Less: sub/ superstructure		0		0
	Total area		300		
	Gross Selling Price				13,050,000

OPTION 1 - SPECIAL PAYMENT TERMS

		10% - 50% - 40%	25% - 50% - 25%	50% - 30% - 20%
	DP Amount	10%	25%	50%
	Discount	8%	15%	15%
	No. of days	15	15	15
2.1 Outright Down payment				
Downpayment		1,305,000	3,262,500	6,525,000
Less : Reservation Fee dated	06/01/26	30,000	30,000	30,000
Downpayment Net of Reservation Fee		1,275,000	3,232,500	6,495,000
Discount on Downpayment		104,400	489,375	978,750
Additional discount		50,000	50,000	50,000
Net Downpayment Payable	**06/16/26**	**1,120,600**	**2,693,125**	**5,466,250**
2.2 Extended Down payment		**50%**	**50%**	**30%**
Extended DP amount		**6,525,000**	**6,525,000**	**3,915,000**
Add: Processing Fee **8%**		**1,031,648**	**1,000,850**	**961,700**
DP for Amortization		**7,556,648**	**7,525,850**	**4,876,700**
Monthly Equity **60** **months**	**07/16/26**	**125,944**	**125,431**	**81,278**
2.3 Lump Sum payment		**40%**	**25%**	**20%**
Cash or Bank Financing	**07/16/32**	**5,220,000**	**3,262,500**	**2,610,000**

OPTION 2 - EXTENDED

Gross Selling Price		**13,050,000**
Less Discount		*50,000*
Net Contract Price		13,000,000
Less RF	**06/01/26**	**30,000**
Contract Price net of RF		**12,970,000**
Add: Processing Fee	**8%**	1,040,000
Net Contract Price Payable		**14,010,000**

STEP-UP OPTIONS:

25 - 50 - 25 TERM			
Term	**Percentage**	**Amount**	**Amortization Amount**
1st - 36th mo. *(36 mos.)*	25%	3,502,500	**97,292**
37th - 72nd mo. *(36 mos.)*	50%	7,005,000	**194,583**
73rd month *(1 mo.)*	25%	3,502,500	**3,502,500**

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:

1-Jun-26

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Buyer : ______________________

SAMPLE COMPUTATION

OPTION 1 - CASH TERM

Discount	20%
No. of days	15

Ph	Blk	Lot	Area	Price		Gross selling price
			300	43,500		13,050,000
	Less: Drainage		0			0
	Less: sub/ superstructure		0			0
	Total area		300			
	Gross Selling Price					13,050,000
	Less : Discount					2,610,000
	Additional discount					*50,000*
	Contract Price					10,390,000
	Less : Reservation Fee				**06/01/26**	**30,000**
	Contract Price net of discount & RF					10,360,000
	Add: Processing Fee		**8%**			831,200
	Net Contract Price Payable					11,191,200
					Due dates	**06/16/26**

OPTION 2 - DOWN PAYMENT

	DP Options	**25% - 50%**	**10% - 24.99%**	**ZERO**
	DP Amount	**25%**	**10%**	**0%**
	Discount	**20%**	**10%**	**0%**
2.1 Downpayment				
Downpayment		3,262,500	1,305,000	0
Less : Reservation Fee dated	**06/01/26**	30,000	30,000	30,000
Downpayment Net of Reservation Fee		3,232,500	1,275,000	0
Discount on Downpayment		652,500	130,500	0
Additional discount		*50,000*	*50,000*	
Net Downpayment Payable		**2,530,000**	**1,094,500**	**0**
	Outright DP Due dates	**06/16/26**	**06/16/26**	
2.2 Balance for Amortization:				
Gross Selling Price		13,050,000	13,050,000	13,050,000
Less: Downpayment		3,262,500	1,305,000	30,000
Additional discount				*50,000*
		9,787,500	11,745,000	12,970,000
Add: Processing Fee **8%**		987,800	1,029,560	1,040,000
Balance for amortization		**10,775,300**	**12,774,560**	**14,010,000**
2.3 Monthly amortization:	**Due dates**	07/16/26	07/16/26	07/01/26
1 YR., 0% interest		897,942	1,064,547	1,167,500
2 YRS., 0% interest		448,971	532,273	583,750
3 YRS., 0% interest		*299,314*	*354,849*	*389,167*
4 YRS., 0% interest		224,485	266,137	291,875
5 YRS., 0% interest	***PROMO***	***179,588***	***212,909***	***233,500***
6 YRS., @ 14% int. p.a. (factor:.020606)		215,401	256,317	281,704
7 YRS., @ 14% int. p.a. (factor:.018740)		195,177	232,358	255,439
8 YRS., @ 14% int. p.a. (factor:.017372)		180,318	214,759	236,148
9 YRS., @ 14% int. p.a. (factor:.016334)		169,015	201,376	221,482
10 YRS.,@ 14% int. p.a. (factor:.015527)		160,202	190,944	210,052

Notes:
1. *Reservation fee is P30,000 for each lot.*
2. *Reservation fee will form part of the downpayment or cash payment.*
3. *For Bank Financing, buyer can only avail of a maximum of 10% discount on Cash Term if Letter of Guarantee will be received 15 days from the date of reservation.*
4. *Check payments should be made payable to* ***ALSONS DEVELOPMENT & INVESTMENT CORPORATION.***

Prepared by: ______________ Checked by: ________

1-Jun-26