

Promo Name: **SUMMER DEALS 2026**
 Project: **NORTHTOWN RESIDENCES 5**
 Effective: **May 01, 2026 - May 31, 2026**
 Buyer :

SAMPLE COMPUTATION

Ph	Blk	Lot	Area	Price
			300	43,500
			0	
			0	
			300	

Gross selling price	
13,050,000	
0	
0	
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 05/12/26	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	05/27/26 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 06/26/26	125,944	125,431	81,278
2.3 Lump Sum payment	40%	25%	20%
Cash or Bank Financing 06/26/32	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 05/12/26	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:

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

Prepared by:

Checked by:

12-May-26

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 Buyer :

SAMPLE COMPUTATION

OPTION 1 - CASH TERM

Ph	Blk	Lot	Area	Price	Discount	No. of days
			300	43,500	20%	15
					Gross selling price	13,050,000
					Less: Drainage	0
					Less: sub/ superstructure	0
			300		Total area	
					Gross Selling Price	13,050,000
					Less : Discount	2,610,000
					Additional discount	50,000
					Contract Price	10,390,000
					Less : Reservation Fee	05/12/26 30,000
					Contract Price net of discount & RF	10,360,000
					Add: Processing Fee	831,200
			8%		Net Contract Price Payable	11,191,200
					Due dates	05/27/26

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
Less : Reservation Fee dated	05/12/26	30,000	30,000
Downpayment Net of Reservation Fee		3,232,500	1,275,000
Discount on Downpayment		652,500	130,500
Additional discount		50,000	50,000
Net Downpayment Payable		2,530,000	1,094,500
Outright DP Due dates	05/27/26	05/27/26	
2.2 Balance for Amortization:			
Gross Selling Price		13,050,000	13,050,000
Less: Downpayment		3,262,500	1,305,000
Additional discount			50,000
		9,787,500	11,745,000
Add: Processing Fee	8%	987,800	1,029,560
Balance for amortization		10,775,300	12,774,560
14,010,000			
2.3 Monthly amortization:			
	Due dates	06/26/26	06/26/26
1 YR., 0% interest		897,942	1,064,547
2 YRS., 0% interest		448,971	532,273
3 YRS., 0% interest		299,314	354,849
4 YRS., 0% interest		224,485	266,137
5 YRS., 0% interest	PROMO	179,588	212,909
6 YRS., @ 14% int. p.a. (factor:.020606)		215,401	256,317
7 YRS., @ 14% int. p.a. (factor:.018740)		195,177	232,358
8 YRS., @ 14% int. p.a. (factor:.017372)		180,318	214,759
9 YRS., @ 14% int. p.a. (factor:.016334)		169,015	201,376
10 YRS., @ 14% int. p.a. (factor:.015527)		160,202	190,944

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 10% discount on Cash Term if Letter of Guarantee will be received 15 days from the date of reservation.
- Check payments should be made payable to **ALSONS DEVELOPMENT & INVESTMENT CORPORATION.**

Prepared by: _____

Checked by: _____

12-May-26