

**Sample Computation**

**8th Floor Studio A**

Facing Parkside/Ortigas

36.24

CLIENT NAME:

Sample Computation Only

**TOTAL CONTRACT PRICE (TCP)**

**4,792,888**

**Reservation Fee**

**40,000**

OPTION	PAYABLE PERIOD (in mos.)	AMOUNT	DUE DATE
<b>Option 1 - Spot Cash</b>		4,792,888	
<i>Less: Reservation Fee</i>		(40,000)	
<i>Net Payable Amount</i>		4,752,888	
<i>Divided by</i>	1.170	4,062,297	
<i>Less: 10% discount</i>		(406,230)	
Amount Due		4,346,658	Day 7

<b>Option 2 - Half &amp; Half</b>			
First 50%		2,396,444	
<i>Less: Reservation Fee</i>		(40,000)	
<i>Net Payable Amount</i>		2,356,444	
<i>Divided by:</i>	1.170	2,014,055	
<i>Less: Discount 6%</i>		(120,843)	
Amount Due		2,235,601	Day 7
Balance 50%	30	79,881	Month 1 - 30

<b>Option 3 - Spot Downpayment</b>			
15%		718,933	
<i>Less: Reservation Fee</i>		(40,000)	
<i>Net Payable Amount</i>		678,933	
<i>Divided by:</i>	1.170	580,285	
<i>Less: 6% discount</i>		(34,817)	
Spot Payment		644,116	Day 7
30%	18	79,881	Month 1 - 18
55%		2,636,088	upon turn-over

<b>Option 4 - Deferred Cash</b>		4,792,888	
<i>Less: Reservation Fee</i>		(40,000)	
Monthly Amortization, 0%	18	264,049	Month 1 - 18

<b>Option 5 - Regular Payment</b>		4,792,888	
<i>Less: Reservation Fee</i>		(40,000)	
30%	18	77,659	Month 1 - 18
70%	BALANCE	3,355,021	upon turn-over

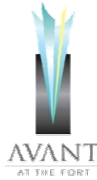
**INDICATIVE MONTHLY AMORTIZATION RATES**

**Bank Financing**

5 yrs @ 12% interest	74,630.59
10 yrs @ 12% interest	48,134.80
15 yrs @ 12% interest	40,265.89

**In-House Financing**

5 yrs @ 18% interest	85,195.48
10 yrs @ 19% interest	62,628.97



## SAMPLE COMPUTATION

<b>Client Name:</b>	<b>Sample Computation Only</b>
Floor/Unit Number	<b>8th Floor Studio A</b>
Unit Type	<b>Facing Parkside/Ortigas</b>
Floor Area	<b>36.24</b>
Date of Reservation	<b>September 8, 2010</b>

	Option 1	Option 2	Option 3	Option 4	Option 5
<b>SELLING PRICE</b>	<b>SPOT CASH</b>	<b>50-50</b>	<b>Spot Downpayment</b>	<b>Deferred Cash</b>	<b>Regular</b>
	4,792,888.00	4,792,888.00	4,792,888.00	4,792,888.00	4,792,888.00
<b>Less:</b>					
<b>Reservation Fee</b>	40,000.00	40,000.00	40,000.00	40,000.00	40,000.00
<b>BALANCE</b>	4,752,888.00	4,752,888.00	4,752,888.00	4,752,888.00	4,752,888.00

Payment	Date	PAYABLE AMOUNT	PAYABLE AMOUNT	PAYABLE AMOUNT	PAYABLE AMOUNT	PAYABLE AMOUNT
<b>Reservation</b>	8-Sep-10	40,000.00	40,000.00	40,000.00	40,000.00	40,000.00
<b>Spot</b>	15-Sep-10	4,346,658.26	2,235,600.72	644,116.11	-	-
<b>Prompt Payment Discount</b>	-	406,229.74	120,843.28	34,817.09	-	-
1	15-Oct-10	-	79,881.47	79,881.47	264,049.33	77,659.28
2	14-Nov-10	-	79,881.47	79,881.47	264,049.33	77,659.28
3	14-Dec-10	-	79,881.47	79,881.47	264,049.33	77,659.28
4	13-Jan-11	-	79,881.47	79,881.47	264,049.33	77,659.28
5	12-Feb-11	-	79,881.47	79,881.47	264,049.33	77,659.28
6	14-Mar-11	-	79,881.47	79,881.47	264,049.33	77,659.28
7	13-Apr-11	-	79,881.47	79,881.47	264,049.33	77,659.28
8	13-May-11	-	79,881.47	79,881.47	264,049.33	77,659.28
9	12-Jun-11	-	79,881.47	79,881.47	264,049.33	77,659.28
10	12-Jul-11	-	79,881.47	79,881.47	264,049.33	77,659.28
11	11-Aug-11	-	79,881.47	79,881.47	264,049.33	77,659.28
12	10-Sep-11	-	79,881.47	79,881.47	264,049.33	77,659.28
13	10-Oct-11	-	79,881.47	79,881.47	264,049.33	77,659.28
14	9-Nov-11	-	79,881.47	79,881.47	264,049.33	77,659.28
15	9-Dec-11	-	79,881.47	79,881.47	264,049.33	77,659.28
16	8-Jan-12	-	79,881.47	79,881.47	264,049.33	77,659.28
17	7-Feb-12	-	79,881.47	79,881.47	264,049.33	77,659.28
18	8-Mar-12	-	79,881.47	79,881.47	264,049.33	77,659.28
<b>BALANCE</b>	<b>TURNOVER</b>	-		2,636,088.40	-	3,355,021.00
<b>TOTAL PAYMENT</b>		4,792,888.00	3,834,310.40	4,792,888.00	4,792,888.00	4,792,888.00