

STANDARD SAMPLE COMPUTATIONS

Oct 10, 2024 Unit 2003 Wing 0 Description 1BR Area in sqm 59.58 Unit Price without VAT Php16,263,000.00 Unit Price with VAT Php18,214,560.00 Parking Price without VAT Php1,530,000.00 Parking Price with VAT Php1,713,600.00 Total Contract Price with VAT Php19,928,160.00 Assigned Parking Slot B4-74

Option 1	95-5		<u>AMOUNT</u>
	Unit Price	₱	16,263,000.00
12%	Term Discount	₱	1,951,560.00
0%	Bulk Buyer Discount	₱	-
0.0%	Repeat Buyer Discount	₱	-
	Parking Price	₱	1,530,000.00
	Net Price: Unit and Parking Slots	₱	15,841,440.00
	Total Price with VAT	₽	17,742,412.80
	Reservation Fee	₱	150,000.00
95%	Downpayment (1st month)	₱	16,705,292.16
5%	Balance on the 72nd month	₱	887,120.64
	Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.)	₱	887,120.64
	Total	₱	18,629,533.44

Option 2	Annual Payment		<u>AMOUNT</u>
	Unit Price	₽	16,263,000.00
5%	Term Discount	₽	813,150.00
0%	Bulk Buyer Discount	₽	-
0.0%	Repeat Buyer Discount	₽	-
	Parking Price	₽	1,530,000.00
	Net Price: Unit and Parking Slots	₽	16,979,850.00
	Total Price with VAT	₱	19,017,432.00
	Reservation Fee	₽	150,000.00
14.3%	Downpayment (1st month)	₽	2,566,776.00
14.3%	on the 12th month	₽	2,716,776.00
14.3%	on the 24th month	₽	2,716,776.00
14.3%	on the 36th month	₽	2,716,776.00
14.3%	on the 48th month	₽	2,716,776.00
14.3%	on the 60th month	₽	2,716,776.00
14.3%	on the 72nd month	₽	2,716,776.00
	Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.)	₽	950,871.60
	Total	₱	19,968,303.60

Option 3	20-30(70)-50		<u>AMOUNT</u>
	Unit Price	₽	16,263,000.00
2.5%	Term Discount	₱	406,575.00
0%	Bulk Buyer Discount	₱	-
0.0%	Repeat Buyer Discount	₽	-
	Parking Price	₽	1,530,000.00
	Net Price: Unit and Parking Slots	₱	17,386,425.00
	Total Price with VAT	₽	19,472,796.00
	Reservation Fee	₽	150,000.00
20%	Downpayment (1st month)	₽	3,744,559.20
30%	Amount for Amortization	₱	5,841,838.80
	70 Monthly Amortizations (2nd - 71st month)	₱	83,454.84
50%	Balance on the 72nd month	₱	9,736,398.00
	Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.)	₱	973,639.80
	Total	₽	20,446,435.80

ption 4	20-20(70)-60		<u>AMOUNT</u>
	Unit Price SHANG	₽	16,263,000.0
1.75%	Term Discount BAUHINIA	₽	284,602.5
	Bulk Buyer Discount	₽	201,002.0
	Repeat Buyer Discount	+	
0.0 /6	Parking Price	F ₽	1 520 000 0
	-		1,530,000.0
	Net Price: Unit and Parking Slots	₽	17,508,397.5
	Total Price with VAT	₽	19,609,405.2
	Reservation Fee	₽	150,000.0
	Downpayment (1st month)	₽	3,771,881.0
20%	Amount for Amortization	₽	3,921,881.0
	70 Monthly Amortizations (2nd - 71st month)	₱	56,026.8
60%	Balance on the 72nd month	₽	11,765,643.
	Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.)	₽	980,470.2
	Total	₽	20,589,875.4
ntion 5	10.20(70) 60		AMOUNT
puon s	10-30(70)-60 Unit Price	8	
401		₽	16,263,000.0
	Term Discount	₽	162,630.0
	Bulk Buyer Discount	₽	-
0.0%	Repeat Buyer Discount	₱	-
	Parking Price	₽	1,530,000.0
	Net Price: Unit and Parking Slots	₽	17,630,370.0
	Total Price with VAT	₽	19,746,014.4
	Reservation Fee	₽	150,000.0
10%	Downpayment (1st month)	₽	1,824,601.4
	Amount for Amortization	₽	5,923,804.3
0070	70 Monthly Amortizations (2nd - 71st month)	₽	84,625.7
60%	Balance on the 72nd month	₽	11,847,608.6
00 /6		₽	
	Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.)		987,300.7
	Total	₽	20,733,315.
ption 6	10-20(70)-70 step-up		<u>AMOUNT</u>
	Unit Price	₽	16,263,000.0
	Bulk Buyer Discount		
0%	2 a 2 a y c. 2 . c c c a	₽	-
	·	P	<u> </u>
	Repeat Buyer Discount	-	1.530.000.
	Repeat Buyer Discount Parking Price	P	
	Repeat Buyer Discount Parking Price Total Price Unit and Parking Slots	P P	17,793,000.
	Repeat Buyer Discount Parking Price Total Price Unit and Parking Slots Total Price with VAT	P P P	17,793,000. 19,928,160.
0.0%	Repeat Buyer Discount Parking Price Total Price Unit and Parking Slots Total Price with VAT Reservation Fee	P P P	17,793,000. 19,928,160. 150,000.
10%	Repeat Buyer Discount Parking Price Total Price Unit and Parking Slots Total Price with VAT Reservation Fee Downpayment (1st month)	P P P	17,793,000.0 19,928,160. 0 150,000.0 1,842,816.0
10%	Repeat Buyer Discount Parking Price Total Price Unit and Parking Slots Total Price with VAT Reservation Fee Downpayment (1st month) Amount for Amortization	P P P P	17,793,000. 19,928,160. 150,000. 1,842,816. 3,985,632.
10%	Repeat Buyer Discount Parking Price Total Price Unit and Parking Slots Total Price with VAT Reservation Fee Downpayment (1st month) Amount for Amortization 5% over 24 Monthly Amortizations (2nd - 25th month)	P P P P P	17,793,000.0 19,928,160.0 150,000.0 1,842,816.0 3,985,632.0 41,517.0
0.0%	Repeat Buyer Discount Parking Price Total Price Unit and Parking Slots Total Price with VAT Reservation Fee Downpayment (1st month) Amount for Amortization 5% over 24 Monthly Amortizations (2nd - 25th month) 7% over 24 Monthly Amortizations (26th - 49th month)	P P P P	17,793,000.0 19,928,160.0 150,000.0 1,842,816.0 3,985,632.0 41,517.0 58,123.0
10%	Repeat Buyer Discount Parking Price Total Price Unit and Parking Slots Total Price with VAT Reservation Fee Downpayment (1st month) Amount for Amortization 5% over 24 Monthly Amortizations (2nd - 25th month)	P P P P P	17,793,000.0 19,928,160.0 150,000.0 1,842,816.0 3,985,632.0 41,517.0 58,123.0
0.0% 10% 20%	Repeat Buyer Discount Parking Price Total Price Unit and Parking Slots Total Price with VAT Reservation Fee Downpayment (1st month) Amount for Amortization 5% over 24 Monthly Amortizations (2nd - 25th month) 7% over 24 Monthly Amortizations (26th - 49th month)	P P P P P	17,793,000.0 19,928,160.0 150,000.0 1,842,816.0 3,985,632.0 41,517.0 58,123.0 72,466.0
0.0% 10% 20%	Repeat Buyer Discount Parking Price Total Price Unit and Parking Slots Total Price with VAT Reservation Fee Downpayment (1st month) Amount for Amortization 5% over 24 Monthly Amortizations (2nd - 25th month) 7% over 24 Monthly Amortizations (26th - 49th month) 8% over 22 Monthly Amortizations (50th - 71st month)	P P P P P P P	17,793,000. 19,928,160. 150,000. 1,842,816. 3,985,632. 41,517. 58,123. 72,466. 13,949,712.
0.0% 10% 20%	Repeat Buyer Discount Parking Price Total Price Unit and Parking Slots Total Price with VAT Reservation Fee Downpayment (1st month) Amount for Amortization 5% over 24 Monthly Amortizations (2nd - 25th month) 7% over 24 Monthly Amortizations (26th - 49th month) 8% over 22 Monthly Amortizations (50th - 71st month) Balance on the 72nd month	P P P P P P P P P P P P P P P P P P P	17,793,000.0 19,928,160.0 150,000.0 1,842,816.0 3,985,632.0 41,517.0 58,123.0 72,466.0 13,949,712.0 996,408.0
0.0% 10% 20% 70%	Repeat Buyer Discount Parking Price Total Price Unit and Parking Slots Total Price with VAT Reservation Fee Downpayment (1st month) Amount for Amortization 5% over 24 Monthly Amortizations (2nd - 25th month) 7% over 24 Monthly Amortizations (26th - 49th month) 8% over 22 Monthly Amortizations (50th - 71st month) Balance on the 72nd month Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.) Total	P P P P P P P P P P P P P P P P P P P	17,793,000.0 19,928,160.0 150,000.0 1,842,816.0 3,985,632.0 41,517.0 58,123.0 72,466.0 13,949,712.0 996,408.0 20,924,568.0
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0.0% 10% 20% 70% owner I	Repeat Buyer Discount Parking Price Total Price Unit and Parking Slots Total Price with VAT Reservation Fee Downpayment (1st month) Amount for Amortization 5% over 24 Monthly Amortizations (2nd - 25th month) 7% over 24 Monthly Amortizations (26th - 49th month) 8% over 22 Monthly Amortizations (50th - 71st month) Balance on the 72nd month Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.) Total Promo 1 5(2)-5(6)-20(63)-70 step-up Unit Price Bulk Buyer Discount Repeat Buyer Discount Parking Price Net Price: Unit and Parking Slots Total Price with VAT Reservation Fee Downpayment 2 Monthly Amortizations (1st to 2nd month)	P P P P P P P P P P P P P P P P P P P	17,793,000.0 19,928,160.0 150,000.0 1,842,816.0 3,985,632.0 41,517.0 58,123.0 72,466.0 13,949,712.0 996,408.0 20,924,568.0 AMOUNT 16,263,000.0 17,793,000.0 17,793,000.0 150,000.0 846,408.0 423,204.0
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0.0% 10% 20% 70% aunch I 0% 0.0% 5%	Repeat Buyer Discount Parking Price Total Price Unit and Parking Slots Total Price with VAT Reservation Fee Downpayment (1st month) Amount for Amortization 5% over 24 Monthly Amortizations (2nd - 25th month) 7% over 24 Monthly Amortizations (26th - 49th month) 8% over 22 Monthly Amortizations (50th - 71st month) Balance on the 72nd month Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.) Total Promo 1 5(2)-5(6)-20(63)-70 step-up Unit Price Bulk Buyer Discount Repeat Buyer Discount Parking Price Net Price: Unit and Parking Slots Total Price with VAT Reservation Fee Downpayment 2 Monthly Amortizations (1st to 2nd month) Downpayment 6 Monthly Amortizations (3rd to 8th month)	P P P P P P P P P P P P P P P P P P P	16,263,000.0 - 1,530,000.0 17,793,000.0 19,928,160.0 150,000.0 846,408.0 423,204.0 996,408.0
0.0% 10% 20% 70% aunch I 0% 0.0%	Repeat Buyer Discount Parking Price Total Price Unit and Parking Slots Total Price with VAT Reservation Fee Downpayment (1st month) Amount for Amortization 5% over 24 Monthly Amortizations (2nd - 25th month) 7% over 24 Monthly Amortizations (26th - 49th month) 8% over 22 Monthly Amortizations (50th - 71st month) Balance on the 72nd month Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.) Total Promo 1 5(2)-5(6)-20(63)-70 step-up Unit Price Bulk Buyer Discount Repeat Buyer Discount Parking Price Net Price: Unit and Parking Slots Total Price with VAT Reservation Fee Downpayment 2 Monthly Amortizations (1st to 2nd month) Downpayment	P P P P P P P P P P P P P P P P P P P	17,793,000.0 19,928,160.0 150,000.0 1,842,816.0 3,985,632.0 41,517.0 58,123.8 72,466.0 13,949,712.0 996,408.0 20,924,568.0 AMOUNT 16,263,000.0 17,793,000.0 17,793,000.0 19,928,160.0 150,000.0 846,408.0 423,204.0 996,408.0

• Post dated checks are required.

5% over 24 Monthly Amortizations (9th - 32nd month)

7% over 24 Monthly Amortizations (33rd to 56th month)

8% over 15 Monthly Amortizations (57th - 71st month)

Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.)

70% Balance on the 72nd month

Total

- Please make all checks payable to **SHANG PROPERTIES REALTY CORPORATION**
- All monthly amortizations and final balance including other charges shall become due and demandable upon turnover.
 Bulk and/or repeat buyer discount is subject to validation if buyer is qualified for the said discount/s

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₱

₽

41,517.00

58,123.80

106,283.52

996,408.00

13,949,712.00

20,924,568.00