

STANDARD SAMPLE COMPUTATIONS

		Oct 10, 2024
Unit		2032
Wing		0
Description		2BR
Area in sqm		95.02
Unit Price without VAT		Php25,679,000.00
Unit Price with VAT		Php28,760,480.00
Parking Price without VAT		Php1,680,000.00
Parking Price with VAT		Php1,881,600.00
Total Contract Price with VAT		Php30,642,080.00
Assigned Parking Slot		B1-40

Option 1	95-5		<u>AMOUNT</u>
	Unit Price	₱	25,679,000.00
12%	Term Discount	₱	3,081,480.00
0%	Bulk Buyer Discount	₱	-
0.0%	Repeat Buyer Discount	₱	-
	Parking Price	₱	1,680,000.00
	Net Price: Unit and Parking Slots	₱	24,277,520.00
	Total Price with VAT	₱	27,190,822.40
	Reservation Fee	₱	150,000.00
95%	Downpayment (1st month)	₱	25,681,281.28
5%	Balance on the 72nd month	₱	1,359,541.12
	Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.)	₱	1,359,541.12
	Total	₱	28,550,363.52

Option 2	Annual Payment		<u>AMOUNT</u>
	Unit Price	₱	25,679,000.00
5%	Term Discount	₱	1,283,950.00
0%	Bulk Buyer Discount	₱	-
0.0%	Repeat Buyer Discount	₱	-
	Parking Price	₱	1,680,000.00
	Net Price: Unit and Parking Slots	₱	26,075,050.00
	Total Price with VAT	₱	29,204,056.00
	Reservation Fee	₱	150,000.00
14.3%	Downpayment (1st month)	₱	4,022,008.00
14.3%	on the 12th month	₱	4,172,008.00
14.3%	on the 24th month	₱	4,172,008.00
14.3%	on the 36th month	₱	4,172,008.00
14.3%	on the 48th month	₱	4,172,008.00
14.3%	on the 60th month	₱	4,172,008.00
14.3%	on the 72nd month	₱	4,172,008.00
	Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.)	₱	1,460,202.80
	Total	₱	30,664,258.80

Option 3	20-30(70)-50		<u>AMOUNT</u>
	Unit Price	₱	25,679,000.00
2.5%	Term Discount	₱	641,975.00
0%	Bulk Buyer Discount	₱	-
0.0%	Repeat Buyer Discount	₱	-
	Parking Price	₱	1,680,000.00
	Net Price: Unit and Parking Slots	₱	26,717,025.00
	Total Price with VAT	₱	29,923,068.00
	Reservation Fee	₱	150,000.00
20%	Downpayment (1st month)	₱	5,834,613.60
30%	Amount for Amortization	₱	8,976,920.40
	70 Monthly Amortizations (2nd - 71st month)	₱	128,241.72
50%	Balance on the 72nd month	₱	14,961,534.00
	Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.)	₱	1,496,153.40
	Total	₱	31,419,221.40

Option 4	20-20(70)-60	AMOUNT
	Unit Price	₱ 25,679,000.00
1.75%	Term Discount	₱ 449,382.50
0%	Bulk Buyer Discount	₱ -
0.0%	Repeat Buyer Discount	₱ -
	Parking Price	₱ 1,680,000.00
	Net Price: Unit and Parking Slots	₱ 26,909,617.50
	Total Price with VAT	₱ 30,138,771.60
	Reservation Fee	₱ 150,000.00
20%	Downpayment (1st month)	₱ 5,877,754.32
20%	Amount for Amortization	₱ 6,027,754.32
	70 Monthly Amortizations (2nd - 71st month)	₱ 86,110.78
60%	Balance on the 72nd month	₱ 18,083,262.96
	Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.)	₱ 1,506,938.58
	Total	₱ 31,645,710.18

Option 5	10-30(70)-60	AMOUNT
	Unit Price	₱ 25,679,000.00
1%	Term Discount	₱ 256,790.00
0%	Bulk Buyer Discount	₱ -
0.0%	Repeat Buyer Discount	₱ -
	Parking Price	₱ 1,680,000.00
	Net Price: Unit and Parking Slots	₱ 27,102,210.00
	Total Price with VAT	₱ 30,354,475.20
	Reservation Fee	₱ 150,000.00
10%	Downpayment (1st month)	₱ 2,885,447.52
30%	Amount for Amortization	₱ 9,106,342.56
	70 Monthly Amortizations (2nd - 71st month)	₱ 130,090.61
60%	Balance on the 72nd month	₱ 18,212,685.12
	Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.)	₱ 1,517,723.76
	Total	₱ 31,872,198.96

Option 6	10-20(70)-70 step-up	AMOUNT
	Unit Price	₱ 25,679,000.00
0%	Bulk Buyer Discount	₱ -
0.0%	Repeat Buyer Discount	₱ -
	Parking Price	₱ 1,680,000.00
	Total Price Unit and Parking Slots	₱ 27,359,000.00
	Total Price with VAT	₱ 30,642,080.00
	Reservation Fee	₱ 150,000.00
10%	Downpayment (1st month)	₱ 2,914,208.00
20%	Amount for Amortization	₱ 6,128,416.00
	5% over 24 Monthly Amortizations (2nd - 25th month)	₱ 63,837.67
	7% over 24 Monthly Amortizations (26th - 49th month)	₱ 89,372.73
	8% over 22 Monthly Amortizations (50th - 71st month)	₱ 111,425.75
70%	Balance on the 72nd month	₱ 21,449,456.00
	Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.)	₱ 1,532,104.00
	Total	₱ 32,174,184.00

Launch Promo 1	5(2)-5(6)-20(63)-70 step-up	AMOUNT
	Unit Price	₱ 25,679,000.00
0%	Bulk Buyer Discount	₱ -
0.0%	Repeat Buyer Discount	₱ -
	Parking Price	₱ 1,680,000.00
	Net Price: Unit and Parking Slots	₱ 27,359,000.00
	Total Price with VAT	₱ 30,642,080.00
	Reservation Fee	₱ 150,000.00
5%	Downpayment	₱ 1,382,104.00
	2 Monthly Amortizations (1st to 2nd month)	₱ 691,052.00
5%	Downpayment	₱ 1,532,104.00
	6 Monthly Amortizations (3rd to 8th month)	₱ 255,350.67
20%	Amount for Amortization	₱ 6,128,416.00
	5% over 24 Monthly Amortizations (9th - 32nd month)	₱ 63,837.67
	7% over 24 Monthly Amortizations (33rd to 56th month)	₱ 89,372.73
	8% over 15 Monthly Amortizations (57th - 71st month)	₱ 163,424.43
70%	Balance on the 72nd month	₱ 21,449,456.00
	Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.)	₱ 1,532,104.00
	Total	₱ 32,174,184.00

• Post dated checks are required.

- 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