



The good guys!

NAME:	GRACE RESIDENCES
UNIT NO.:	Lily Tower Unit 919 & 920 (Antipolo View)
Total List Price:	3,917,000.00
AREA(sq.m):	54.66
BROKER:	
DATE:	2 Units Combined

PROMO April 30

	A	B	C	D	E	F
	SPOT CASH	Deferred Cash 20/80 over 33 mos	10% SPOT DP - 10% DP OVER 33 MOS. - 80% Cash or BF	5% Over 3mos. 15% in 30mos. 80% Cash or Bank Fin	20% over 33mos. 80% Cash or Bank Fin	15% Over 33mos. 5% on 37th mo. 80% Cash or Bank
TOTAL LIST PRICE	3,917,000.00	3,917,000.00	3,917,000.00	3,917,000.00	3,917,000.00	3,917,000.00
Discount on List Price	10%	4%	1%	0%	0%	0.00%
DISCOUNT AMOUNT	391,700.00	156,680.00	39,170.00	.00	.00	.00
NET OF DISCOUNT	3,525,300.00	3,760,320.00	3,877,830.00	3,917,000.00	3,917,000.00	3,917,000.00
DISCOUNT AMOUNT						
NET ON DISCOUNT PRICE	3,525,300.00	3,760,320.00	3,877,830.00	3,917,000.00	3,917,000.00	3,917,000.00
OTHER CHARGES: (5.5%)	193,891.50	206,817.60	213,280.65	215,435.00	215,435.00	215,435.00
<i>VAT ONLY APPLICABLE IF TCP IS ABOVE 3,199,200</i>						
VAT (12%)	423,036.00	451,238.40	465,339.60	470,040.00	470,040.00	470,040.00
TOTAL CONTRACT PRICE	4,142,227.50	4,418,376.00	4,556,450.25	4,602,475.00	4,602,475.00	4,602,475.00
SPOT DOWN PAYMENT %		20%	10%	5%		5%
SPOT DOWN PAYMENT AMOUNT		883,675.20	455,645.03	230,123.75		230,123.75
RESERVATION FEE	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00
NET DOWN PAYMENT		858,675.20	430,645.03	205,123.75		
DP TERMS				68,374.58		
DP INSTALLMENT %		80%	10%	15%	20%	15%
DP INSTALLMENT AMOUNT		3,534,700.80	455,645.03	690,371.25	920,495.00	690,371.25
DP PAYABLE IN		33	33	30	33	33
DP INSTALLMENT AMORTIZATION		107,112.15	13,807.43	23,012.38	27,136.21	20,162.77
BALANCE PAYABLE IN			3,645,160.20	3,681,980.00	3,681,980.00	3,681,980.00
Retention Fee (upon turnover)	50,000.00					
Month 0	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00
Month 1	4,067,227.50	858,675.20	430,645.03	68,374.58	27,136.21	20,162.77
Month 2		107,112.15	13,807.43	68,374.58	27,136.21	20,162.77
Month 3		107,112.15	13,807.43	68,374.58	27,136.21	20,162.77
Month 4	-	107,112.15	13,807.43	23,012.38	27,136.21	20,162.77
Month 5	-	107,112.15	13,807.43	23,012.38	27,136.21	20,162.77
Month 6	-	107,112.15	13,807.43	23,012.38	27,136.21	20,162.77
Month 7	-	107,112.15	13,807.43	23,012.38	27,136.21	20,162.77
Month 8	-	107,112.15	13,807.43	23,012.38	27,136.21	20,162.77
Month 9	-	107,112.15	13,807.43	23,012.38	27,136.21	20,162.77
Month 10	-	107,112.15	13,807.43	23,012.38	27,136.21	20,162.77
Month 11	-	107,112.15	13,807.43	23,012.38	27,136.21	20,162.77
Month 12	-	107,112.15	13,807.43	23,012.38	27,136.21	20,162.77
Month 13	-	107,112.15	13,807.43	23,012.38	27,136.21	20,162.77
Month 14	-	107,112.15	13,807.43	23,012.38	27,136.21	20,162.77
Month 15	-	107,112.15	13,807.43	23,012.38	27,136.21	20,162.77
Month 16	-	107,112.15	13,807.43	23,012.38	27,136.21	20,162.77
Month 17	-	107,112.15	13,807.43	23,012.38	27,136.21	20,162.77
Month 18	-	107,112.15	13,807.43	23,012.38	27,136.21	20,162.77
Month 19	-	107,112.15	13,807.43	23,012.38	27,136.21	20,162.77
Month 20	-	107,112.15	13,807.43	23,012.38	27,136.21	20,162.77
Month 21	-	107,112.15	13,807.43	23,012.38	27,136.21	20,162.77
Month 22	-	107,112.15	13,807.43	23,012.38	27,136.21	20,162.77
Month 23	-	107,112.15	13,807.43	23,012.38	27,136.21	20,162.77
Month 24	-	107,112.15	13,807.43	23,012.38	27,136.21	20,162.77
Month 25	-	107,112.15	13,807.43	23,012.38	27,136.21	20,162.77
Month 26	-	107,112.15	13,807.43	23,012.38	27,136.21	20,162.77
Month 27	-	107,112.15	13,807.43	23,012.38	27,136.21	20,162.77
Month 28	-	107,112.15	13,807.43	23,012.38	27,136.21	20,162.77
Month 29	-	107,112.15	13,807.43	23,012.38	27,136.21	20,162.77
Month 30	-	107,112.15	13,807.43	23,012.38	27,136.21	20,162.77
Month 31	-	107,112.15	13,807.43	23,012.38	27,136.21	20,162.77
Month 32	-	107,112.15	13,807.43	23,012.38	27,136.21	20,162.77
Month 33	-	107,112.15	13,807.43	23,012.38	27,136.21	20,162.77
Month 34	-	107,112.15	13,807.43	3,681,980.00	3,681,980.00	230,123.75
Month 35	-		3,645,160.20			3,681,980.00
Month 36	-					
Month 37	-					
Month 38	-					
TOTAL PROCEEDS	4,092,227.50	4,418,376.00	4,556,450.25	4,602,475.00	4,602,475.00	4,602,475.00

FOR ANNOUNCEMENT PUROSES ONLY!!!

Buyer's Name: GRACE RESIDENCES

Option 1: Bank Financing Based on 20/80		
Term	Factor Rate	Monthly Amortization
5 yrs(8%)	0.020276394	74,657.28
10 yrs(9.5%)	0.012939756	47,643.92

Breakdown of other charges:	
Registration Fee	1.28%
Documentary Stamp Tax -BIR	1.50%
Transfer Tax Fee - City Treasurer	0.75%