



Tower/Unit No.	LR3-2511
Unit Area:(sqm)	23.47
Unit Type:	1BR
Turn-over	2Q 2014

Just change entries on the red-shaded cell.

Below is Standard
Computation.

Investment Plan Options												
	Spot Cash	Deferred Cash	Spot DP / Def Bal (10/90)	Spot DP / Def Bal (20/80)	Spot DP / Def Bal (30/70)	Spot DP / Def Bal (40/60)	Spot DP / Def Bal (50/50)	Def DP / Bal thru Cash or Bank (10/10/80)	Def DP / Bal thru Cash or Bank (20/80)	Def DP / Bal thru Cash or Bank (30/70)	Def DP / Bal thru Cash or Bank (20/80)	Def DP / Bal thru Cash or Bank (30/70)
Months to Pay	0	18	18	18	18	18	18	15	10	10	18	18
List Price	4,200,000.00	4,200,000.00	4,200,000.00	4,200,000.00	4,200,000.00	4,200,000.00	4,200,000.00	4,200,000.00	4,200,000.00	4,200,000.00	4,200,000.00	4,200,000.00
Promo Discount (rate)												
Promo Discount (amount)	-	-	-	-	-	-	-	-	-	-	-	-
Discount (rate)	10%	2%	1%	2%	3%	4%	5%	0.5%	1%	2%	0%	0.5%
Discount (amount)	420,000.00	84,000.00	42,000.00	84,000.00	126,000.00	168,000.00	210,000.00	21,000.00	42,000.00	84,000.00	-	21,000.00
Total Discount	420,000.00	84,000.00	42,000.00	84,000.00	126,000.00	168,000.00	210,000.00	21,000.00	42,000.00	84,000.00	-	21,000.00
Net List Price	3,780,000.00	4,116,000.00	4,158,000.00	4,116,000.00	4,074,000.00	4,032,000.00	3,990,000.00	4,179,000.00	4,158,000.00	4,116,000.00	4,200,000.00	4,179,000.00
Vat 12%	453,600.00	493,920.00	498,960.00	493,920.00	488,880.00	483,840.00	478,800.00	501,480.00	498,960.00	493,920.00	504,000.00	501,480.00
Other Charges 5.50%	207,900.00	226,380.00	228,690.00	226,380.00	224,070.00	221,760.00	219,450.00	229,845.00	228,690.00	226,380.00	231,000.00	229,845.00
Total Contract Price	4,441,500.00	4,836,300.00	4,885,650.00	4,836,300.00	4,786,950.00	4,737,600.00	4,688,250.00	4,910,325.00	4,885,650.00	4,836,300.00	4,935,000.00	4,910,325.00
Down Payment Rate	100%	0%	10%	20%	30%	40%	50%	10%	20%	30%	20%	30%

Reservation	RF	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00
Month 1	1	4,366,500.00	267,294.44	463,565.00	942,260.00	1,411,085.00	1,870,040.00	2,319,125.00	466,032.50	95,213.00	142,589.00	53,444.44
Month 2	2		267,294.44	244,282.50	214,946.67	186,159.17	157,920.00	130,229.17	32,735.50	95,213.00	142,589.00	53,444.44
Month 3	3		267,294.44	244,282.50	214,946.67	186,159.17	157,920.00	130,229.17	32,735.50	95,213.00	142,589.00	53,444.44
Month 4	4		267,294.44	244,282.50	214,946.67	186,159.17	157,920.00	130,229.17	32,735.50	95,213.00	142,589.00	53,444.44
Month 5	5		267,294.44	244,282.50	214,946.67	186,159.17	157,920.00	130,229.17	32,735.50	95,213.00	142,589.00	53,444.44
Month 6	6		267,294.44	244,282.50	214,946.67	186,159.17	157,920.00	130,229.17	32,735.50	95,213.00	142,589.00	53,444.44
Month 7	7		267,294.44	244,282.50	214,946.67	186,159.17	157,920.00	130,229.17	32,735.50	95,213.00	142,589.00	53,444.44
Month 8	8		267,294.44	244,282.50	214,946.67	186,159.17	157,920.00	130,229.17	32,735.50	95,213.00	142,589.00	53,444.44
Month 9	9		267,294.44	244,282.50	214,946.67	186,159.17	157,920.00	130,229.17	32,735.50	95,213.00	142,589.00	53,444.44
Month 10	10		267,294.44	244,282.50	214,946.67	186,159.17	157,920.00	130,229.17	32,735.50	95,213.00	142,589.00	53,444.44
Month 11	11		267,294.44	244,282.50	214,946.67	186,159.17	157,920.00	130,229.17	32,735.50	3,908,520.00	3,385,410.00	53,444.44
Month 12	12		267,294.44	244,282.50	214,946.67	186,159.17	157,920.00	130,229.17	32,735.50			53,444.44
Month 13	13		267,294.44	244,282.50	214,946.67	186,159.17	157,920.00	130,229.17	32,735.50			53,444.44
Month 14	14		267,294.44	244,282.50	214,946.67	186,159.17	157,920.00	130,229.17	32,735.50			53,444.44
Month 15	15		267,294.44	244,282.50	214,946.67	186,159.17	157,920.00	130,229.17	32,735.50			53,444.44
Month 16	16		267,294.44	244,282.50	214,946.67	186,159.17	157,920.00	130,229.17	32,735.50			53,444.44
Month 17	17		267,294.44	244,282.50	214,946.67	186,159.17	157,920.00	130,229.17	3,928,260.00			53,444.44
Month 18	18		267,294.44	244,282.50	214,946.67	186,159.17	157,920.00	130,229.17				53,444.44
Month 19	19			244,282.50	214,946.67	186,159.17	157,920.00	130,229.17				
Retention / Balance	20	50,000.00									3,948,000.00	3,437,227.50

Total Investment Cost		4,441,500.00	4,836,300.00	4,885,650.00	4,836,300.00	4,786,950.00	4,737,600.00	4,688,250.00	4,910,325.00	4,885,650.00	4,836,300.00	4,935,000.00	4,910,325.00
		-	-	-	-	-	-	-	-	-	-	-	-
									3,928,260.00	3,908,520.00	3,385,410.00	3,948,000.00	3,437,227.50
	Fixing Period (yrs)	Rate**	Tenor (yrs)	Factor Rate					Bank Mon. Amortization				
	1	7.50%	20	0.008055932					#REF!	#REF!	#REF!	31,805	#REF!
	5	8.00%	5	0.020276394					#REF!	#REF!	#REF!	#REF!	#REF!
	5	8.00%	10	0.012132759					#REF!	#REF!	#REF!	#REF!	#REF!
	5	8.00%	15	0.009556521					#REF!	#REF!	#REF!	#REF!	#REF!
	5	8.00%	20	0.008364401					#REF!	#REF!	#REF!	#REF!	#REF!

** Prevailing rates apply at time of loan avallment