



NAME:  
TYPE: 1 BR w/ balcony  
LIST PRICE: 2,939,300  
Makati / Amenity View

UNIT AREA: 26.81 sq.m.  
UNIT: JRB-2121  
TOWER : D

TOWER D (Turnover 4Q 2014)

	1	2	3	4	5
	Spot Cash	Deferred Cash 20% Spot DP / 80% Balance (21 mos)	10 Spot / 20 (21 mos) / 70	5 Spot / 25 (21 mos) / 70	20 (21 mos) / 80
LIST PRICE	2,939,300.00	2,939,300.00	2,939,300.00	2,939,300.00	2,939,300.00
STANDARD DISCOUNT	12%	5%	2%	1%	0%
DISCOUNT AMOUNT 1	352,716.00	146,965.00	58,786.00	29,393.00	0.00
DISCOUNTED LIST PRICE	2,586,584.00	2,792,335.00	2,880,514.00	2,909,907.00	2,939,300.00
PROMO DISCOUNT					
DISCOUNT AMOUNT 2	0.00	0.00	0.00	0.00	0.00
TOTAL DISCOUNTS	352,716.00	146,965.00	58,786.00	29,393.00	0.00
FINAL DISCOUNTED LIST PRICE	2,586,584.00	2,792,335.00	2,880,514.00	2,909,907.00	2,939,300.00
OTHER CHARGES (5.5%)	142,262.12	153,578.43	158,428.27	160,044.89	161,661.50
* OTHER CHARGES = (Registration Fees, Documentary Stamp Tax from BIR, Transfer Tax Fees from City Treasurer, Water & Meralco Meter Installation, Handling Fees, Miscellaneous Fees)					
VAT (12%) (only if above 3,199,200)	0.00	0.00	0.00	0.00	0.00
TOTAL CONTRACT PRICE	2,728,846.12	2,945,913.43	3,038,942.27	3,069,951.89	3,100,961.50
DOWN PAYMENT %	-	20%	10%	5%	20%
DOWN PAYMENT AMOUNT	-	589,182.69	303,894.23	153,497.59	620,192.30
RESERVATION FEE (standard 25k per unit)	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00
NET DOWN PAYMENT	2,653,846.12	564,182.69	278,894.23	128,497.59	595,192.30
DOWNPAYMENT TERM	-	-	-	-	21
MONTHLY INVESTMENT	-	-	-	-	28,342.49
INSTALLMENT %	-	80%	20%	25%	-
INSTALLMENT AMOUNT	-	2,356,730.74	607,788.45	767,487.97	-
INSTALLMENT TERMS	-	21	21	21	-
MONTHLY INVESTMENT	-	112,225.27	28,942.31	36,547.05	-
BALANCE %	-	-	70%	70%	80%
BALANCE AMOUNT	-	-	2,127,259.59	2,148,966.32	2,480,769.20
Retention Fee (upon turnover)	50,000.00	-	-	-	-
0	May 28, 2013	25,000.00	25,000.00	25,000.00	25,000.00
1	June 28, 2013	2,653,846.12	564,182.69	278,894.23	128,497.59
2	July 28, 2013	-	112,225.27	28,942.31	36,547.05
3	August 28, 2013	-	112,225.27	28,942.31	36,547.05
4	September 28, 2013	-	112,225.27	28,942.31	36,547.05
5	October 28, 2013	-	112,225.27	28,942.31	36,547.05
6	November 28, 2013	-	112,225.27	28,942.31	36,547.05
7	December 28, 2013	-	112,225.27	28,942.31	36,547.05
8	January 28, 2014	-	112,225.27	28,942.31	36,547.05
9	February 28, 2014	-	112,225.27	28,942.31	36,547.05
10	March 28, 2014	-	112,225.27	28,942.31	36,547.05
11	April 28, 2014	-	112,225.27	28,942.31	36,547.05
12	May 28, 2014	-	112,225.27	28,942.31	36,547.05
13	June 28, 2014	-	112,225.27	28,942.31	36,547.05
14	July 28, 2014	-	112,225.27	28,942.31	36,547.05
15	August 28, 2014	-	112,225.27	28,942.31	36,547.05
16	September 28, 2014	-	112,225.27	28,942.31	36,547.05
17	October 28, 2014	-	112,225.27	28,942.31	36,547.05
18	November 28, 2014	-	112,225.27	28,942.31	36,547.05
19	December 28, 2014	-	112,225.27	28,942.31	36,547.05
20	January 28, 2015	-	112,225.27	28,942.31	36,547.05
21	February 28, 2015	-	112,225.27	28,942.31	36,547.05
22	March 28, 2015	(upon turnover)	112,225.27	28,942.31	36,547.05
23	April 28, 2015	50,000.00	-	2,127,259.59	2,148,966.32
<b>TOTAL PROCEEDS</b>	<b>2,728,846.12</b>	<b>2,945,913.43</b>	<b>3,038,942.27</b>	<b>3,069,951.89</b>	<b>3,100,961.50</b>

Indicative Monthly Amortization	Factor Rate			
8.75% fixed for 5 years, 5-year tenor	0.0206372327	43,900.75	44,348.72	51,196.21
8.75% fixed for 5 years, 10-year tenor	0.0125326750	26,660.25	26,932.30	31,090.67
8.75% fixed for 5 years, 15-year tenor	0.0099944865	21,260.87	21,477.81	24,794.01
8.75% fixed for 5 years, 20-year tenor	0.0088371071	18,798.82	18,990.65	21,922.82

\*Bank Financing depends on bank rates

\* all checks payable to SMDC

\*This document does not constitute nor form part of any contract and is for information purposes only.