



NAME: **1 BR w/ balcony**  
 TYPE: **1 BR w/ balcony**  
 LIST PRICE: **2,997,400**  
**Makati / Amenity View**

UNIT AREA: **26.81 sq.m.**  
 UNIT: **JRB-22711**  
 TOWER : **B**

TOWER B (Turnover 3Q 2015)

	1	2	3	4	5
	Spot Cash	Deferred Cash 20% Spot DP / 80% Balance (30 mos)	10 Spot / 20 (30 mos) / 70	5 Spot / 25 (30 mos) / 70	20 (30 mos) / 80
LIST PRICE	2,997,400.00	2,997,400.00	2,997,400.00	2,997,400.00	2,997,400.00
STANDARD DISCOUNT	12%	5%	2%	1%	0%
DISCOUNT AMOUNT 1	359,688.00	149,870.00	59,948.00	29,974.00	0.00
DISCOUNTED LIST PRICE	2,637,712.00	2,847,530.00	2,937,452.00	2,967,426.00	2,997,400.00
PROMO DISCOUNT					
DISCOUNT AMOUNT 2	0.00	0.00	0.00	0.00	0.00
TOTAL DISCOUNTS	359,688.00	149,870.00	59,948.00	29,974.00	0.00
FINAL DISCOUNTED LIST PRICE	2,637,712.00	2,847,530.00	2,937,452.00	2,967,426.00	2,997,400.00
OTHER CHARGES (5.5%)	145,074.16	156,614.15	161,559.86	163,208.43	164,857.00
* 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	2,782,786.16	3,004,144.15	3,099,011.86	3,130,634.43	3,162,257.00
DOWN PAYMENT %	-	20%	10%	5%	20%
DOWN PAYMENT AMOUNT	-	600,828.83	309,901.19	156,531.72	632,451.40
RESERVATION FEE (standard 25k per unit)	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00
NET DOWN PAYMENT	2,707,786.16	575,828.83	284,901.19	131,531.72	607,451.40
DOWNPAYMENT TERM	-	-	-	-	30
MONTHLY INVESTMENT	-	-	-	-	20,248.38
INSTALLMENT %	-	80%	20%	25%	-
INSTALLMENT AMOUNT	-	2,403,315.32	619,802.37	782,658.61	-
INSTALLMENT TERMS	-	30	30	30	-
MONTHLY INVESTMENT	-	80,110.51	20,660.08	26,088.62	-
BALANCE %	-	-	70%	70%	80%
BALANCE AMOUNT	-	-	2,169,308.30	2,191,444.10	2,529,805.60
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	2,707,786.16	575,828.83	284,901.19	131,531.72
2	July 28, 2013	-	80,110.51	20,660.08	26,088.62
3	August 28, 2013	-	80,110.51	20,660.08	26,088.62
4	September 28, 2013	-	80,110.51	20,660.08	26,088.62
5	October 28, 2013	-	80,110.51	20,660.08	26,088.62
6	November 28, 2013	-	80,110.51	20,660.08	26,088.62
7	December 28, 2013	-	80,110.51	20,660.08	26,088.62
8	January 28, 2014	-	80,110.51	20,660.08	26,088.62
9	February 28, 2014	-	80,110.51	20,660.08	26,088.62
10	March 28, 2014	-	80,110.51	20,660.08	26,088.62
11	April 28, 2014	-	80,110.51	20,660.08	26,088.62
12	May 28, 2014	-	80,110.51	20,660.08	26,088.62
13	June 28, 2014	-	80,110.51	20,660.08	26,088.62
14	July 28, 2014	-	80,110.51	20,660.08	26,088.62
15	August 28, 2014	-	80,110.51	20,660.08	26,088.62
16	September 28, 2014	-	80,110.51	20,660.08	26,088.62
17	October 28, 2014	-	80,110.51	20,660.08	26,088.62
18	November 28, 2014	-	80,110.51	20,660.08	26,088.62
19	December 28, 2014	-	80,110.51	20,660.08	26,088.62
20	January 28, 2015	-	80,110.51	20,660.08	26,088.62
21	February 28, 2015	-	80,110.51	20,660.08	26,088.62
22	March 28, 2015	-	80,110.51	20,660.08	26,088.62
23	April 28, 2015	-	80,110.51	20,660.08	26,088.62
24	May 28, 2015	-	80,110.51	20,660.08	26,088.62
25	June 28, 2015	-	80,110.51	20,660.08	26,088.62
26	July 28, 2015	-	80,110.51	20,660.08	26,088.62
27	August 28, 2015	-	80,110.51	20,660.08	26,088.62
28	September 28, 2015	-	80,110.51	20,660.08	26,088.62
29	October 28, 2015	-	80,110.51	20,660.08	26,088.62
30	November 28, 2015	-	80,110.51	20,660.08	26,088.62
31	December 28, 2015	(upon turnover)	80,110.51	20,660.08	26,088.62
32	January 28, 2016	50,000.00	-	2,169,308.30	2,191,444.10
<b>TOTAL PROCEEDS</b>	<b>2,782,786.16</b>	<b>3,004,144.15</b>	<b>3,099,011.86</b>	<b>3,130,634.43</b>	<b>3,162,257.00</b>

Indicative Monthly Amortization	Factor Rate			
8.75% fixed for 5 years, 5-year tenor	0.0206372327	44,768.52	45,225.34	52,208.19
8.75% fixed for 5 years, 10-year tenor	0.0125326750	27,187.24	27,464.66	31,705.23
8.75% fixed for 5 years, 15-year tenor	0.0099944865	21,681.12	21,902.36	25,284.11
8.75% fixed for 5 years, 20-year tenor	0.0088371071	19,170.41	19,366.03	22,356.16

\*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.