



CROWN CENTRAL PROPERTIES CORP.		LOT ONLY SAMPLE COMPUTATION	
Lot Only		Blk 4 Lot 12	Blk 10 Lot 12
Lot Area		120	130
Price Area		14,000.00	14,000.00
Price Area (Vat Inclusive)		15,680.00	15,680.00
Total Selling Price (Vat Inclusive)		1,881,600.00	2,038,400.00
<b>SCHEME 1 (SPLIT DP)</b>			
20% Downpayment		376,320.00	407,680.00
Less: Reservation Fee		20,000.00	20,000.00
Net DP 0% int. in 6 to 18 mos		356,320.00	387,680.00
Monthly Equity Payable in 6 mos		59,386.67	64,613.33
	12 mos	29,693.33	32,306.67
	18 mos	19,795.56	21,537.78
80% Balance		1,505,280.00	1,630,720.00
Bank	10 yrs to pay @ 8% fixing rate	18,263.19	19,785.13
	15 yrs to pay @ 9.50% fixing rate	15,718.51	17,028.38
In-House	5 yrs to pay @14%	35,027.87	37,946.85
	10 yrs to pay @14%	23,377.00	25,325.08
<b>SCHEME 2 (SPOT DP)</b>			
20% Downpayment		376,320.00	407,680.00
Less: Reservation Fee		20,000.00	20,000.00
Disc. 7%		26,342.40	28,537.60
Net DP Payable in 30 days		329,977.60	359,142.40
80% Balance		1,505,280.00	1,630,720.00
Bank	10 yrs to pay @ 8% fixing rate	18,263.19	19,785.13
	15 yrs to pay @ 9.50% fixing rate	15,718.51	17,028.38
In-House	5 yrs to pay @14%	35,027.87	37,946.85
	10 yrs to pay @14%	23,377.00	25,325.08
<b>SCHEME 3 (SPOT CASH)</b>			
TSP		1,881,600.00	2,038,400.00
Less: Reservation Fee		20,000.00	20,000.00
Disc. 7%		131,712.00	142,688.00
Net DP Payable in 30 days		1,729,888.00	1,875,712.00
Title Transfer		112,896.00	122,304.00

**NOTES**

1. This Sample Computation only intends to show an indicative pricing and payment term for Palma Real Residential Estates. Prices, interest rates and payment terms are subject to change without prior notice.
2. Lot and floor areas are only estimates and are subject to change without prior notice.
3. In-house financing shall be the automatic payment term until receipt of loan proceeds.
4. Computation are indicative pricing only and subject to change based on the prevailing rates
5. Amounts indicated are exclusive of transfer and registration expenses and other required costs identified as Miscellaneous Expense to be shouldered by the Buyer.
6. This document is for information purposes only and does not constitute nor form part of any contract.

