



**SAMPLE COMPUTATION
BANK FINANCING PAY TERM**

Date: April 18, 2024 (Subject to change w/out prior notice)

Building:	A	
Unit / Floor	Unit A421 (4th floor)	
Target Turnover	Year 2026	
Floor Area:	33.57 sqm	
Total List Price		4,479,343.67
Net TLP		4,479,343.67
+ Misc Fees		223,961.34
+ E-VAT (12%)		537,521.24
+ Bank Charges		179,173.75
Gross TCP		5,420,000.00
+ Turnover Fee Deposit		21,000.00
+ Processing Fee		
TCP		5,441,000.00
Downpayment	10.00%	563,000.00
Less: Reservation Fee		20,000.00
Net Downpayment		543,000.00
1st Downpayment	3.50%	177,050.00
Monthly downpayment (12 months)		14,754.17
2nd Downpayment	6.50%	365,950.00
Monthly downpayment (18 months)		20,330.56
Balance (before turnover)	90.00%	4,878,000.00
if 5 years Loan Term @ 7% interest rate		96,590.25
if 10 years Loan Term @ 7% interest rate		56,637.72
if 15 years Loan Term @ 7% interest rate		43,844.84
if 20 years Loan Term @ 7% interest rate		37,819.08

s inclusive of misc fees, VAT, bank charges, processing fee and turnover fee dep

For Site tripping & reservation, kindly message me:

Sarah Jane Espiritu-Reyes

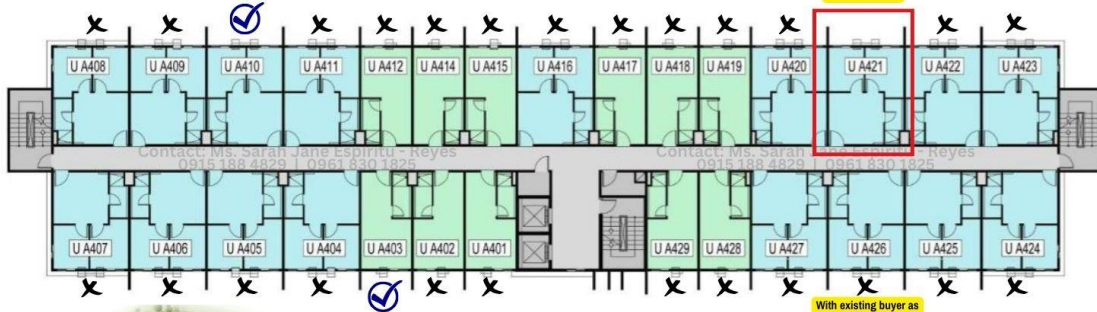
Senior Property Sales Consultant - FILINVEST

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Building A - 4th Floor

Target Turnover is 2025 to 2026

**Unit location
A421**



With existing buyer as of April 17, 2024 (MFM)



Amenities Side

- SOLD
- Local Inventory
- FIGS (For request)

Prepared by: **Sarah Jane Espiritu-Reyes** as of April 17, 2024



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