

# ALDER RESIDENCES

MANZURIA BUILDING READY FOR OCCUPANCY SEPTEMBER 2024

**MANZURIA BUILDING READY FOR OCCUPANCY ACCEPTANCE FEBRUARY 2026 / MODIFIED PAYMENT plus 18 months**

Details	2 BEDROOM UNIT 303 67 sqm	2 BEDROOM UNIT 304 64 sqm	2 BEDROOM UNIT 307 67 sqm	2 BEDROOM 7,624,000 67 sqm
List Price	7,590,000.00	7,287,000.00	7,556,000.00	7,624,000.00
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<b>DOWNPAYMET</b>	<b>15% 1,138,500.00</b>	<b>15% 1,093,050.00</b>	<b>15% 1,133,400.00</b>	<b>15% 1,143,600.00</b>
	3% 1st Downpayment 227,700.00 Less Reservation Fee 20,000.00	3% 1st Downpayment 218,610.00 Less Reservation Fee 20,000.00	3% 1st Downpayment 226,680.00 Less Reservation Fee 20,000.00	3% 1st Downpayment 228,720.00 Less Reservation Fee 20,000.00
Downpayment 1	3% 207,700.00 1st 12 months <b>17,308.33</b>	3% 198,610.00 1st 12 months <b>16,550.83</b>	3% 206,680.00 1st 12 months <b>17,223.33</b>	3% 208,720.00 1st 12 months <b>17,393.33</b>
Downpayment 2	4% 303,600.00 2nd 12 months <b>25,300.00</b>	4% 291,480.00 2nd 12 months <b>24,290.00</b>	4% 302,240.00 2nd 12 months <b>25,186.67</b>	4% 304,960.00 2nd 12 months <b>25,413.33</b>
Downpayment 3	8% 607,200.00 3rd 25 months <b>24,288.00</b>	8% 582,960.00 3rd 25 months <b>23,318.40</b>	8% 604,480.00 3rd 25 months <b>24,179.20</b>	8% 609,920.00 3rd 25 months <b>24,396.80</b>
Total Balance	85% Balance 6,451,500.00	85% Balance 6,193,950.00	85% Balance 6,422,600.00	85% Balance 6,480,400.00
Closing Fee	Closing Fee 796,950.00	Closing Fee 765,135.00	Closing Fee 793,380.00	Closing Fee 800,520.00
<b>Due on July 2026</b>				
Closing fee can be included to Bank Financing				
6% pa fro 10 years	6% pa fro 10 years 71,677.46	6% pa fro 10 years 68,816.02	6% pa fro 10 years 71,356.37	6% pa fro 10 years 71,998.54
7% pa for 15 years	7% pa for 15 years 54,444.21	7% pa for 15 years 52,270.74	7% pa for 15 years 54,200.32	7% pa for 15 years 54,688.10
8% pa for 20 years	8% pa for 20 years 46,218.55	8% pa for 20 years 44,373.46	8% pa for 20 years 46,011.51	8% pa for 20 years 46,425.59
Total Contract Price	Total Contract Price 7,590,000.00	Total Contract Price 7,287,000.00	Total Contract Price 7,556,000.00	Total Contract Price 7,624,000.00