

3/3/2023

Project:

ONE HIDALGO

ADDRESS:

P. Hidalgo Lim cor. Gen. Malvar St., Malate, Manila

DATE OF TURNOVER:

September 30, 2027

PREPARED BY:

BEAREX LLAGUNO

PROPERTY SPECIALIST

0915 7543260

bearex.llaguno@cityland.net

UNIT TYPE	Auxiliary	Studio	Studio	1 Bedroom	1 Bedroom	1 Bedroom Corner	2 Bedroom	3 Bedroom	PARKING (FOR COMM'I, 1BR, 2BR 3BR ONLY)
UNIT NUMBER	AU4B	1227	1112	915	1107	1623	908	828	P635, 701, 702, 703
FLOOR LEVEL	4TH FLOOR	12TH FLOOR	11TH FLOOR	9TH FLOOR	11TH FLOOR	16TH FLOOR	9TH FLOOR	8TH FLOOR	
VIEW	at parking level 3rd floor	facing J. Nakpil Street	FACING MALVAR ST.,	facing Victoria De Manila 2 (no view)	FACING HIDDALGO	Victoria De Manila 2 and J. Nakpil St.	facing Malvar and Hidalgo	facing Malvar and Hidalgo	RAMP PARKING
AREA in sqm	25.92	22.87	22.87	29.71	29.54	34.84	63.8	80.01	

***NOTE: BOTH PAYMENT OPTIONS ARE OPEN TO BANK FINANCING ONCE THE PROJECT IS TURNED OVER OR IF THE BUILDING IS 70% COMPLETED IN CONSTRUCTION.**

OPTION 1 IN-HOUSE FINANCING - CONVENTIONAL SCHEME: 10% DOWN PAYMENT SPOT CASH, IN-HOUSE FINANCING, 10 YEARS TERM MAX

GROSS PRICE per unit	₱3,178,725	₱3,919,511	₱4,074,362	₱4,726,200	₱5,106,314	₱5,735,082	₱10,277,199	₱14,587,958	₱1,390,000
Additional Discount for Spot Cash DP:	₱635,745	₱783,902	₱814,872	₱947,324	₱1,021,263	₱1,147,016	₱2,055,440	₱2,917,592	₱0
TOTAL CASH PRICE	₱2,542,980	₱3,135,609	₱3,259,490	₱3,778,876	₱4,085,051	₱4,588,066	₱8,221,759	₱11,670,367	₱1,390,000
DISCOUNT as of today	0%	6%	6%	10%	8%	8%	10%	6%	0%
NET CASH PRICE	₱2,542,980	₱2,947,472	₱3,063,920	₱3,780,960	₱3,758,247	₱4,221,020	₱7,399,583	₱10,970,145	₱1,390,000
PROMO: Additional Discount	₱0	₱14,737	₱15,320	₱18,905	₱18,791	₱21,105	₱36,998	₱54,851	₱0
DISCOUNTED NET CASH PRICE	₱2,542,980	₱2,932,735	₱3,048,601	₱3,762,055	₱3,739,456	₱4,199,915	₱7,362,585	₱10,915,294	₱1,390,000
DOWN PAYMENT (10%)	₱254,298	₱293,273	₱304,860	₱376,206	₱373,946	₱419,992	₱736,259	₱1,091,529	₱139,000
LESS RESERVATION FEE:	₱15,000	₱15,000	₱15,000	₱15,000	₱15,000	₱15,000	₱15,000	₱15,000	₱15,000
NET DOWN PAYMENT DUE (due 1 Month after reservation)	₱239,298	₱278,273	₱289,860	₱361,206	₱358,946	₱404,992	₱721,259	₱1,076,529	₱124,000
Balance After Downpayment	₱2,288,683	₱2,639,461	₱2,743,741	₱3,385,850	₱3,365,510	₱3,779,924	₱6,626,327	₱9,823,764	₱1,251,000
NET MONTHLY AMORTIZATION (choose 1 term only, sample is a computation for 5 and 10 years)-due 1 month after down payment due date									
IF 5 YEARS TO PAY									
1st to 24th months	₱48,630.00	₱56,083.00	₱58,298.00	₱71,942.00	₱71,510.00	₱80,315.00	₱140,793.00	₱208,730.00	₱26,581.00
25th to 60th months	₱52,663.00	₱60,735.00	₱63,134.00	₱77,909.00	₱77,441.00	₱86,977.00	₱152,472.00	₱226,045.00	₱28,786.00
IF 10 YEARS TO PAY									
1st to 24th months	₱31,528.00	₱36,360.00	₱37,797.00	₱46,641.00	₱46,362.00	₱52,070.00	₱91,280.00	₱135,325.00	₱17,233.00
25th to 120th months	₱38,341.00	₱44,217.00	₱45,964.00	₱56,720.00	₱56,380.00	₱63,322.00	₱111,005.00	₱164,568.00	₱20,957.00

OPTION 2 IN-HOUSE FINANCING - INSTALLMENT DOWN PAYMENT SCHEME: 48 MONTHS INSTALLMENT OF 20% DP (or Higher DP) NO INTEREST, INHOUSE FINANCING, 6 YEARS TERM MAX FOR REMAINING BALANCE

UNIT NUMBER	AU4B	1227	1112	915	1107	1623	908	828	P635, 701, 702, 703
GROSS PRICE per unit	₱3,178,725	₱3,919,511	₱4,074,362	₱4,726,200	₱5,106,314	₱5,735,082	₱10,277,199	₱14,587,958	₱1,390,000
DISCOUNT as of today	0%	6%	6%	10%	8%	8%	10%	6%	0%
TOTAL CASH PRICE	₱3,178,725	₱3,684,340	₱3,829,900	₱4,253,580	₱4,697,809	₱5,276,276	₱9,249,479	₱13,712,681	₱1,390,000
DOWN PAYMENT (20% MIN.)	₱635,745	₱736,868	₱765,980	₱850,716	₱939,562	₱1,055,255	₱1,849,896	₱2,742,536	₱278,000
LESS RESERVATION FEE:	-₱15,000	-₱15,000	-₱15,000	-₱15,000	-₱15,000	-₱15,000	-₱15,000	-₱15,000	-₱15,000
NET DOWN PAYMENT	₱620,745	₱721,868	₱750,980	₱835,716	₱924,562	₱1,040,255	₱1,834,896	₱2,727,536	₱263,000
48 Months Installment Downpayment	₱12,932	₱15,039	₱15,645	₱17,411	₱19,262	₱21,672	₱38,227	₱56,824	₱5,479
NET MONTHLY AMORTIZATION (choose 1 term only, sample is a computation for 6 years)- due 48 months after down payment									
IF 6 YEARS TO PAY FOR THE BALANCE									
1st to 72nd Month	₱52,401.00	₱60,736.00	₱63,136.00	₱70,120.00	₱77,443.00	₱86,979.00	₱152,476.00	₱226,051.00	₱22,914.00

TITLE TRANSFER / REGISTRATION EXPENSE: 12 MONTHLY INSTALLMENTS DUE BEFORE LAST MONTHLY AMORTIZATION (POST-DATED CHECK):

TITLE TRANSFER FEE - if 5 years below	₱133,474	₱156,122	₱160,886	₱180,859	₱192,477	₱211,661	₱350,523	₱482,355	₱78,824
12 monthly installments	₱11,123	₱13,010	₱13,407	₱15,072	₱16,040	₱17,638	₱29,210	₱40,196	₱6,569
TITLE TRANSFER FEE - if above 5 years	₱142,426	₱167,133	₱172,330	₱194,118	₱206,793	₱227,722	₱379,207	₱523,023	₱82,807
12 monthly installments	₱11,869	₱13,928	₱14,361	₱16,177	₱17,233	₱18,977	₱31,601	₱43,585	₱6,901

NOTE:
 **Units available for sale on a First-come-First-serve basis.
 **Prices subject to change without prior notice
 **CASH Prices are exclusive of interest/ inclusive of VAT, if applicable