	3/16/2022	11:42:44 AM	NEXT PR	ICE INCR	EASE:	3/15/2022					
Project:		ONE TAFT RESIDENCES  1939 Taft Ave., Malate Manila 2022						<u>_</u>			
ADDRESS:						One Tak					
DATE OF TURNOVER:			20	22	2		HORO				
UNIT TYPE	OFFICE/RESIDENTIAL	Stud		1 Bed			1 BEDROO			2 Bedrooms	
UNIT NUMBER	203	2309	3928	2203	1219	3016	2323 Facing Taft and	1930 FACING QUIRINO+	2807 FACING MANILA	3014 Facing Manila bay &	
VIEW AREA in SQM	Facing Taft 38.61	Facing Manila Bay 19.66	FACING TAFT 19.7 SQM	FACING QUIRINO 30.64	FACING REMEDIOS 30.64	Facing Remedios 32.86	Remedios 33.73	TAFT AVE. 33.73	BAY AND QUIRINO 33.78	Remedios 56.58	
				30.04	30.04	52.00	55.75	33.73	33.70	30.30	
OPTION 1: 10% DOWN PAYMENT SPOT	CASH, IN-HOUSE FINANC	ING, 10 YEARS IER	1			I					
GROSS PRICE per unit  Additional Discount for Spotcash DP:	P6,835,338.50 P929,606	P2,919,990.60 P291.999	P3,020,630.16 P302,063	P4,127,592.75 P412.759	P3,946,731.65 P394,673	P4,582,949.50 P458,295	P4,911,114.25 P491,111	P4,845,239.60 P484,524	P5,576,466.25 P557,647	P8,469,416.50 P846,942	
TOTAL CASH PRICE	P5,905,733.00	P2,627,991.50	P2,718,567.10	₱3,714,833.45	P3,552,058.45	P4,124,654.55	₱4,420,002.80	P4,360,715.60	₱5,018,819.60	P7,622,474.85	
DISCOUNT as of today  NET CASH PRICE:	P5.669.503.68	2% P2,575,431.67	P2,501,081.73	6% P3,491,943.44	4% P3,409,976.11	10% P3,712,189.10	4% P4,243,202.69	2% P4,273,501.29	2% P4,918,443.21	6% P7,165,126.36	
DOWN PAYMENT (10%)	P566,950.37	₱257,543.17	P250,108.17	₱349,194.34	₱340.997.61	₱371,218.91	P424,320.27	P427,350.13	P491.844.32	₱716,512.64	
LESS ADDITIONAL DISCOUNT ON DP:	₱0.00	₱25,754.32	P25,010.82	P34,919.43	₱34,099.76	₱37,121.89	P42,432.03	P42,735.01	P49,184.43	₱50,000.00	
LESS RESERVATION FEE:  NET DOWN PAYMENT DUE (due 1	-P15,000.00	- <b>P</b> 15,000.00	- <b>P</b> 15,000.00	-₱15,000.00	- <b>P</b> 15,000.00	- <b>P</b> 15,000.00	- <b>P</b> 15,000.00	-P15,000.00	-P15,000.00	- <b>P</b> 15,000.00	
Month after reservation)	P551,950.37	P216,788.85	P210,097.36	P299,274.91	P291,897.85	P319,097.02	P366,888.24	P369,615.12	P427,659.89	P651,512.64	
NET MONTHLY AMORTIZATION (choose 5 Years to Pay: 1st to 24th Month	P108,422.00	₱49,252.00	₱47,831.00	₱66,779.00	₱65,212.00	<b>₽</b> 70,991.00	₱81,146.00	₱81,725.00	<b>P</b> 94,059.00	₱137,024.00	
5 Years to Pay : 25th to 60th Month	P117,415.00	₱53,337.00	₱51,798.00	P72,318.00	₱70,621.00	₱76,880.00	P87,877.00	₱88,504.00	P101,861.00	P148,390.00	
10 Years to Pay : 1st to 24th Month	P70,294.00	₱31,932.00	P31,010.00	P43,295.00	P42,279.00	P46,026.00	P52,610.00	P52,985.00	P60,981.00	₱88,837.00	
10 Years to Pay : 25th to 120th Month	P85,484.00	₱38,832.00	₱37,711.00	P52,651.00	P51,415.00	₱55,972.00	₱63,978.00	P64,435.00	P74,159.00	P108,034.00	
OPTION 2: 12 MONTHS INSTALLMENT GROSS PRICE per unit	T OF 20% DOWN PAYMI P6,835,338.50	ENT, IN-HOUSE FINA P2,919,990.60	ANCING, 9 YEARS 1 \$3,020,630.16		ALANCE \$3,946,731.65	P4,582,949.50	P4,911,114.25	P4,845,239.60	P5,576,466.25	P8,469,416.50	
DISCOUNT as of today	4.00%	2.00%	8.00%	6.00%	4.00%	6.00%	4.00%	2.00%	2.00%	6.00%	
NET CASH PRICE DOWN PAYMENT (20% MIN.)	P6,561,924.96 P1,312,384.99	P2,861,590.79 P572,318.16	P2,778,979.75 P555,795.95	P3,879,937.19 P775,987.44	P3,788,862.38 P757,772.48	P4,307,972.53 P861,594.51	P4,714,669.68 P942,933.94	P4,748,334.81 P949,666.96	P5,464,936.93 P1,092,987.39	P7,961,251.51 P1,592,250.30	
LESS RESERVATION FEE:	<b>-₱15,000.00</b>	<b>-</b> ₱15,000.00	<b>-₱</b> 15,000.00	-P15,000.00	- <b>₽</b> 15,000.00	<b>-₱</b> 15,000.00	-P15,000.00	- <b>₽</b> 15,000.00	-P15,000.00	-P15,000.00	
NET DOWN PAYMENT 12 Months Installment	P1,297,384.99	P557,318.16	P540,795.95	₱760,987.44	P742,772.48	P846,594.51	P927,933.94	P934,666.96	P1,077,987.39	P1,577,250.30	
Downpayment (due on the 14th day after reservation):	P108,115.42	P46,443.18	P45,066.33	P63,415.62	P61,897.71	P70,549.54	P77,327.83	P77,888.91	P89,832.28	P131,437.53	
NET MONTHLY AMORTIZATION (choose	e 1)-due After downpayme										
5 Years to Pay : 1st to 24th Month	P111,545.00	P48,644.00	P47,240.00	P65,954.00	₱64,407.00	₱73,231.00	P80,144.00	₱80,717.00	P92,897.00	₱135,332.00	
5 Years to Pay : 25th to 60th Month	P120,798.00	₱52,679.00	P51,158.00	P71,425.00	₱69,749.00	₱79,305.00	P86,792.00	₱87,412.00	P100,603.00	P146,558.00	
9 Years to Pay : 1st to 24th Month	P76,784.00 P90,419.00	P33,485.00	P32,519.00	P45,401.00	P44,336.00	P50,410.00	P55,169.00	P55,563.00	P63,948.00 P75.303.00	P93,158.00	
9 Years to Pay : 25th to 108th Month OPTION 3: SECURITY BANK HOME L		P39,431.00 PAYMENT, 15 YEAR	P38,293.00 S TO PAY AT 6.25%	P53,463.00 INTEREST P.A. FIXE	P52,208.00 ED FOR 5 YEARS)	₱59,361.00	₱64,965.00	₱65,429.00	P75,303.00	₱109,700.00	
GROSS PRICE per unit	P6,835,338.50	P2,919,990.60 P291.999	P3,020,630.16 P302,063	P4,127,592.75 P412.759	P3,946,731.65 P394.673	P4,582,949.50	P4,911,114.25 P491,111	P4,845,239.60 P484.524		P8,469,416.50	
Additional Discount for Spotcash DP: TOTAL CASH PRICE	P929,606 P5,905,733.00	P2,627,991.50	P2,718,567.10	P3,714,833.45	P3,552,058.45	P458,295 P4,124,654.55	P4,420,002.80	P4,360,715.60	P557,647 P5,018,819.60	P846,942 P7,622,474.85	
DISCOUNT as of today	4%	2%	8%	6%	4%	10%	4%	2%	2%	6%	
NET CASH PRICE:	<b>P</b> 5,669,503.68	P2,575,431.67	<b>P</b> 2,501,081.73	<b>P</b> 3,491,943.44	<b>P</b> 3,409,976.11	<b>P</b> 3,712,189.10	P4,243,202.69	P4,273,501.29	P4,918,443.21	₱7,165,126.36	
20% OF NET CASH PRICE:	P1,133,900.74	P515,086.33	P500,216.35	P698,388.69	P681,995.22	₱742,437.82	P848,640.54	P854,700.26	P983,688.64	P1,433,025.27	
20% OF TITLE TRANSFER FEE: BRIDGE FINANCING AMORTIZATION:	P52,059.20 P41,577.87	P28,110.20 P18,887.19	P28,746.60 P18,341.93	₱35,508.40 ₱25,608.52	₱34,403.00 ₱25,007.40	₱38,296.60 ₱27,223.71	P40,297.60 P31,117.95	P39,900.40 P31,340.15		₱62,057.00 ₱52,546.17	
LESS: RESERVATION FEE	- <b>₽</b> 15,000	- <b>₽</b> 15,000	- <b>₽</b> 15,000	- <b>₽</b> 15,000	- <b>₽</b> 15,000	- <b>P</b> 15,000	- <b>₽</b> 15,000	- <b>₽</b> 15,000	- <b>₽</b> 15,000	- <b>₽</b> 15,000	
TOTAL CASHOUT TO CITYLAND: LOANABLE AMOUNT:	P1,212,537.81 P4,743,839.74	₱547,083.72 ₱2,172,786.14	₱532,304.88 ₱2,115,851.79	₱744,505.61 ₱2,935,588.35	₱726,405.62 ₱2,865,592.89	₱792,958.13 ₱3,122,937.68	₱905,056.09 ₱3,555,752.55	₱910,940.81 ₱3,578,402.63	₱1,049,118.34 ₱4,112,193.77	₱1,532,628.44 ₱5,980,329.09	
ESTIMATED BANK CHARGES											
(CASHOUT TO BANK): EST. MONTHLY AMORTIZATION:	₱189,753.59	₱86,911.45	₱84,634.07	₱117,423.53	₱114,623.72	₱124,917.51	₱142,230.10	₱143,136.11	P164,487.75	₱239,213.16	
1ST - 5TH YEAR	P40,675.11	₱18,630.12	₱18,141.95	₱25,170.62	P24,570.45 SUBJECT TO R	₱26,777.00	₱30,488.09	₱30,682.30	₱35,259.18	₱51,277.14	
6TH - 15TH YEARS  OPTION 4: CASH BASIS					SUBJECTION	EPRICING					
CASH PRICE:	P5,905,733.00	P2,627,991.50	P2,718,567.10	₱3,714,833.45	₱3,552,058.45 4%	P4,124,654.55	P4,420,002.80	P4,360,715.60		₱7,622,474.85 6%	
Discount: NET CASH PRICE:	4% P5,669,503.68	2% P2,575,431.67	P2,501,081.73	6% P3,491,943.44	P3,409,976.11	10% P3,712,189.10	4% P4,243,202.69	2% P4,273,501.29	2% P4,918,443.21	P7,165,126.36	
LESS: RESERVATION FEE PLUS TITLE REGISTRATION	-P15,000.00	<b>-₱</b> 15,000.00	- <b>₱</b> 15,000.00	-P15,000.00	- <b>P</b> 15,000.00	<b>-₱</b> 15,000.00	- <b>P</b> 15,000.00	<b>-₱</b> 15,000.00	-P15,000.00	<b>-₱</b> 15,000.00	
EXPENSES	₱245,296.00	₱125,551.00	₱128,733.00	₱162,542.00	<b>₱</b> 157,015.00	₱176,483.00	₱186,488.00	₱184,502.00	<b>P</b> 206,799.00	<b>P</b> 295,285.00	
NET CASHOUT:	P5,899,799.68	P2,685,982.67	P2,614,814.73	P3,639,485.44	P3,551,991.11	P3,873,672.10	P4,414,690.69	P4,443,003.29	P5,110,242.21	P7,445,411.36	
TITLE TRANSFER: 12 MONTHLY INSTAI TITLE TRANSFER FEE -if 5 years below	LLMENTS DUE BEFORE L	AST MONTHLY AMOI	RTIZATION (POST-DA P128,733		P157,015	₱176,483	₱186,488	₱184,502	₱206.799	₱295,285	
12 monthly installments	P20,441	₱10,463	₱10,728	₱13,545	₱13,085	₱14,707	P15,541	₱15,375	P17,233	P24,607	
TITLE TRANSFER FEE - if above 5 years 12 monthly installments	P264,414 P22,035	₱133,783 ₱11,149	P137,253 P11,438	₱174,137 ₱14,511	P168,107 P14,009	P188,433 P15,703	₱200,260 ₱16,688	₱198,093 ₱16,508		P318,948 P26,579	
	F22,035	F11,149	F11,430	F 14,511	F 14,009	F 15,703	F 10,000	F 10,500	F 10,000	F20,079	
NOTE:  **Units available for sale on a First-come-l											
**Prices subject to change without prior no	otice										
**CASH Prices are exclusive of interest/ in **Estimated Registration Expenses shall b											
- CASH or TERM Buyer with full payment - TERM Buyer with full payment AFTER th					ate checks						
**For Installment DP, % above is the mil	nimum require to avail the			oo o, are same post de	ico cristina.						
>> For Bank Loan: Estimated Bank Int. 6.75% p.	a (fixed for 5 years)										

>> For Bank Loan: Estimated Bank Int. 6.75% p.a (fixed for 5 years)
Exclusive of any Bank Charges and Insurance Fees and processing fee
Registration Expenses is due together with the downpayment
>>> Estimate Bank Charges is 4% of the loanable amount

Bea'rex Llaguno

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<u>Email: bearex.llaguno@cityland.net</u>

	UPDATED 2/45/22									
02/02/22	3/15/22	ANNOUNCE	MENT							
NE TAF	T RESIDENCES									
	Please use PL date 2/2	2/22, due to P20,000 p	rice increase on	Others slot						
	FOR 1 FUTURE 1-BR	BUYER - PARKING	FOR SMALL	CAR W/ LOW	HEADROOM					
		(see Google Sheets also)	0.00							
	REQUIREMENT: 1 UNI	I COMMERCIAL, or	2-BR							
PARKING F	PRICE			GROSS	PRICE			CASHE	' R I C E	
						E.R.E.				E.R.E.
DATE	PKG TYPE	PL NUMBER	QUALIFIED	OFF/RES		ABOVE	QUALIFIED			60 MOS
			/SLOT	/SLOT		60 MOS	/SLOT			& BELOW
10/20/21										
	REG. PKG		1,335,000	1,390,000		84,669	1,200,000			76,021
	REG. PKG	P619	1,335,000	1,390,000		84,669	1,200,000			76,021
	Last 1 open slots									
						E.R.E.				E.R.E.
DATE	PKG TYPE	PL NUMBER	QUALIFIED	OFF/RES		ABOVE	QUALIFIED			60 MOS
			/SLOT	/SLOT		60 MOS	/SLOT			& BELOW
11/25/21										
PARA	LLEL MEDIUM RAMP	P646. 647	1,120,000	1,175,000		77,470	1,005,000			70,490
SM	IALL, LOW HR RAMP	P642, 643	1,090,000	1,145,000		76,415	980,000			70,490
	PARALLEL RAMP	P445, 446	1,190,000	1,245,000		79,750	1,070,000			72,097
	PARALLEL RAMP		1,215,000	1,270,000		80,666	1,090,000			72,709
		HOLD(P201, 202)	1,210,000	1,265,000		80,417	1,085,000			72,581
	AWAITING 2 RAMP S			1	CREASE	,	,,,,,,,,			,
					1 SLOT	E.R.E.			1 SLOT	E.R.E.
DATE	PKG TYPE	PL NUMBER	QUALIFIED	OFF/RES	FUTURE 1BR	ABOVE	QUALIFIED		FUTURE 1BR	60 MOS
			/SLOT	/SLOT	/SLOT	60 MOS	/SLOT		/SLOT	& BELOW
01/31/22	SMALL CARS SLOT	P622, 634	1,075,000	1,130,000		75,997	965,000			70,490
	SMALL CARS SLOT		1,080,000	1,135,000		73,136	970,000			70,490
	SMALL CARS SLOT		1,100,000	1,160,000	N/A	76,943	990,000		N/A	70,490
	SMALL CARS SLOT		1,125,000	1,180,000		77,610	1,010,000			70,490
	SMALL CARS SLOT		1,140,000	1,195,000		78,137	1,025,000			70,746
						· · ·	. ,			, -
	SMALL W/ LOW H.R.		1,025,000	1,080,000	1,135,000	74,274	920,000		1,020,000	70,490
	AWAITING 1 OTHERS	SLOTS MORE OR	LESS BEFORE	NEXT PRICE	INCREASE					