

3/16/2022

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## NEXT PRICE INCREASE:

3/15/2022



<b>Project:</b>		<b>ONE TAFT RESIDENCES</b>								
<b>ADDRESS:</b>		1939 Taft Ave., Malate Manila								
<b>DATE OF TURNOVER:</b>		2022								
<b>UNIT TYPE</b>	<b>OFFICE/RESIDENTIAL</b>	<b>Studio</b>		<b>1 Bedroom</b>		<b>1 BEDROOM CORNER</b>		<b>2 Bedrooms</b>		
<b>UNIT NUMBER</b>	203	2309	3928	2203	1219	3016	1930	2807	3014	
<b>VIEW</b>	Facing Taft	Facing Manila Bay	FACING TAFT	FACING QUIRINO	FACING REMEDIOS	Facing Remedios	Facing Taft and Remedios	FACING QUIRINO+ TAFT AVE.	FACING MANILA BAY AND QUIRINO	Facing Manila bay & Remedios
<b>AREA in SQM</b>	38.61	19.66	19.7 SQM	30.64	30.64	32.86	33.73	33.73	37.78	56.58

<b>OPTION 1: 10% DOWN PAYMENT SPOTCASH, IN-HOUSE FINANCING, 10 YEARS TERM</b>									
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GROSS PRICE per unit	P6,835,338.50	P2,919,990.60	P3,020,630.16	P4,127,592.75	P3,946,731.65	P4,582,949.50	P4,911,114.25	P4,845,239.60	P5,576,466.25	P8,469,416.50
Additional Discount for Spotcash DP:	P929,606	P291,999	P302,063	P412,759	P394,673	P458,295	P491,111	P484,524	P557,647	P846,942
TOTAL CASH PRICE	P5,905,733.00	P2,627,991.50	P2,718,567.10	P3,714,833.45	P3,552,058.45	P4,124,654.55	P4,420,002.80	P4,360,715.60	P5,018,819.60	P7,622,474.85
DISCOUNT as of today	4%	2%	8%	6%	4%	10%	4%	2%	2%	6%
<b>NET CASH PRICE:</b>	<b>P5,669,503.68</b>	<b>P2,575,431.67</b>	<b>P2,501,081.73</b>	<b>P3,491,943.44</b>	<b>P3,409,976.11</b>	<b>P3,712,189.10</b>	<b>P4,243,202.69</b>	<b>P4,273,501.29</b>	<b>P4,918,443.21</b>	<b>P7,165,126.36</b>
DOWN PAYMENT (10%)	P566,950.37	P257,543.17	P250,108.17	P349,194.34	P340,997.61	P371,218.91	P424,320.27	P427,350.13	P491,844.32	P716,512.64
LESS ADDITIONAL DISCOUNT ON DP:	P0.00	P25,754.32	P25,010.82	P34,919.43	P34,099.76	P37,121.89	P42,432.03	P42,735.01	P49,184.43	P70,000.00
LESS RESERVATION FEE:	-P15,000.00	-P15,000.00	-P15,000.00	-P15,000.00	-P15,000.00	-P15,000.00	-P15,000.00	-P15,000.00	-P15,000.00	-P15,000.00
<b>NET DOWN PAYMENT DUE (due 1 Month after reservation)</b>	<b>P551,950.37</b>	<b>P216,788.85</b>	<b>P210,097.36</b>	<b>P299,274.91</b>	<b>P291,897.85</b>	<b>P319,097.02</b>	<b>P366,888.24</b>	<b>P369,615.12</b>	<b>P427,659.89</b>	<b>P651,512.64</b>
<b>NET MONTHLY AMORTIZATION (choose 1) - Due 1 mo. After downpayment due date</b>										
5 Years to Pay : 1st to 24th Month	P108,422.00	P49,252.00	P47,831.00	P66,779.00	P65,212.00	P70,991.00	P81,146.00	P81,725.00	P94,059.00	P137,024.00
5 Years to Pay : 25th to 60th Month	P117,415.00	P53,337.00	P51,798.00	P72,318.00	P70,621.00	P76,880.00	P87,877.00	P88,504.00	P101,861.00	P148,390.00
10 Years to Pay : 1st to 24th Month	P70,294.00	P31,932.00	P31,010.00	P43,295.00	P42,279.00	P46,026.00	P52,610.00	P52,985.00	P60,981.00	P88,837.00
10 Years to Pay : 25th to 120th Month	P85,484.00	P38,832.00	P37,711.00	P52,651.00	P51,415.00	P55,972.00	P63,978.00	P64,435.00	P74,159.00	P108,030.00

<b>OPTION 2: 12 MONTHS INSTALLMENT OF 20% DOWN PAYMENT, IN-HOUSE FINANCING, 9 YEARS TERM REMAINING BALANCE</b>									
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GROSS PRICE per unit	P6,835,338.50	P2,919,990.60	P3,020,630.16	P4,127,592.75	P3,946,731.65	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%	10.00%	4.00%	2.00%	2.00%	6.00%
NET CASH PRICE	P6,561,824.96	P2,861,690.79	P2,778,979.75	P3,879,937.19	P3,788,862.38	P4,307,972.53	P4,714,669.68	P4,748,334.81	P5,464,936.93	P7,961,251.51
DOWN PAYMENT (20% MIN.)	P1,312,384.99	P572,318.16	P555,795.95	P775,987.44	P757,772.48	P861,594.51	P942,933.94	P949,666.96	P1,092,987.39	P1,592,250.30
LESS RESERVATION FEE:	-P15,000.00	-P15,000.00	-P15,000.00	-P15,000.00	-P15,000.00	-P15,000.00	-P15,000.00	-P15,000.00	-P15,000.00	-P15,000.00
<b>NET DOWN PAYMENT</b>	<b>P1,297,384.99</b>	<b>P557,318.16</b>	<b>P540,795.95</b>	<b>P760,987.44</b>	<b>P742,772.48</b>	<b>P846,594.51</b>	<b>P927,933.94</b>	<b>P934,666.96</b>	<b>P1,077,987.39</b>	<b>P1,577,250.30</b>
<b>12 Months installment Downpayment (due on the 14th day after reservation):</b>	<b>P108,115.42</b>	<b>P46,443.18</b>	<b>P45,066.33</b>	<b>P63,415.62</b>	<b>P61,897.71</b>	<b>P70,549.54</b>	<b>P77,327.83</b>	<b>P77,888.91</b>	<b>P89,832.28</b>	<b>P131,437.53</b>
<b>NET MONTHLY AMORTIZATION (choose 1)-due After downpayment</b>										
5 Years to Pay : 1st to 24th Month	P111,545.00	P48,644.00	P47,240.00	P65,954.00	P64,407.00	P73,231.00	P80,144.00	P80,717.00	P92,897.00	P135,332.00
5 Years to Pay : 25th to 60th Month	P120,798.00	P52,679.00	P51,158.00	P71,425.00	P69,749.00	P79,305.00	P86,792.00	P87,412.00	P100,603.00	P146,558.00
9 Years to Pay : 1st to 24th Month	P76,784.00	P33,485.00	P32,519.00	P45,401.00	P44,336.00	P50,410.00	P55,169.00	P55,563.00	P63,948.00	P89,158.00
9 Years to Pay : 10th to 108th Month	P90,419.00	P39,431.00	P38,293.00	P53,463.00	P52,208.00	P59,361.00	P64,965.00	P65,429.00	P75,303.00	P109,700.00

<b>OPTION 3: SECURITY BANK HOME LOAN (20% SPOT DOWN PAYMENT, 15 YEARS TO PAY AT 6.25% INTEREST P.A. FIXED FOR 5 YEARS)</b>									
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GROSS PRICE per unit	P6,835,338.50	P2,919,990.60	P3,020,630.16	P4,127,592.75	P3,946,731.65	P4,582,949.50	P4,911,114.25	P4,845,239.60	P5,576,466.25	P8,469,416.50
Additional Discount for Spotcash DP:	P929,606	P291,999	P302,063	P412,759	P394,673	P458,295	P491,111	P484,524	P557,647	P846,942
TOTAL CASH PRICE	P5,905,733.00	P2,627,991.50	P2,718,567.10	P3,714,833.45	P3,552,058.45	P4,124,654.55	P4,420,002.80	P4,360,715.60	P5,018,819.60	P7,622,474.85
DISCOUNT as of today	4%	2%	8%	6%	4%	10%	4%	2%	2%	6%
<b>NET CASH PRICE:</b>	<b>P5,669,503.68</b>	<b>P2,575,431.67</b>	<b>P2,501,081.73</b>	<b>P3,491,943.44</b>	<b>P3,409,976.11</b>	<b>P3,712,189.10</b>	<b>P4,243,202.69</b>	<b>P4,273,501.29</b>	<b>P4,918,443.21</b>	<b>P7,165,126.36</b>
20% OF NET CASH PRICE:	P1,133,900.74	P515,086.33	P500,216.35	P698,388.69	P681,995.22	P742,437.82	P848,640.54	P854,700.26	P983,688.64	P1,433,025.27
20% OF TITLE TRANSFER FEE:	P52,059.20	P28,110.20	P28,746.60	P35,508.40	P34,403.00	P38,296.60	P40,297.60	P39,900.40	P44,359.80	P62,057.00
BRIDGE FINANCING AMORTIZATION:	P41,577.87	P18,887.19	P18,341.93	P25,608.52	P25,007.40	P27,223.71	P31,117.95	P31,340.15	P36,069.90	P52,546.17
LESS: RESERVATION FEE	-P15,000.00	-P15,000.00	-P15,000.00	-P15,000.00	-P15,000.00	-P15,000.00	-P15,000.00	-P15,000.00	-P15,000.00	-P15,000.00
<b>TOTAL CASHOUT TO CITYLAND:</b>	<b>P1,212,537.81</b>	<b>P547,083.72</b>	<b>P532,304.88</b>	<b>P744,505.61</b>	<b>P726,405.62</b>	<b>P792,958.13</b>	<b>P905,056.09</b>	<b>P910,940.81</b>	<b>P1,049,118.34</b>	<b>P1,532,628.44</b>
LOANABLE AMOUNT:	P4,743,839.74	P2,172,786.14	P2,115,851.79	P2,935,588.35	P2,865,592.89	P3,122,937.68	P3,555,752.55	P3,578,402.63	P4,112,193.77	P5,980,329.09
<b>ESTIMATED BANK CHARGES (CASHOUT TO BANK):</b>	<b>P189,753.59</b>	<b>P86,911.45</b>	<b>P84,634.07</b>	<b>P117,423.53</b>	<b>P114,623.72</b>	<b>P124,917.51</b>	<b>P142,230.10</b>	<b>P143,136.11</b>	<b>P164,487.75</b>	<b>P239,213.16</b>
<b>EST. MONTHLY AMORTIZATION:</b>										
1ST - 5TH YEAR	P40,675.11	P18,630.12	P18,141.95	P25,170.62	P24,570.45	P26,777.00	P30,488.09	P30,682.30	P35,259.18	P51,277.14
6TH - 15TH YEARS										

<b>OPTION 4: CASH BASIS</b>									
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CASH PRICE:	P5,905,733.00	P2,627,991.50	P2,718,567.10	P3,714,833.45	P3,552,058.45	P4,124,654.55	P4,420,002.80	P4,360,715.60	P5,018,819.60	P7,622,474.85
Discount:	4%	2%	8%	6%	4%	10%	4%	2%	2%	6%
<b>NET CASH PRICE:</b>	<b>P5,669,503.68</b>	<b>P2,575,431.67</b>	<b>P2,501,081.73</b>	<b>P3,491,943.44</b>	<b>P3,409,976.11</b>	<b>P3,712,189.10</b>	<b>P4,243,202.69</b>	<b>P4,273,501.29</b>	<b>P4,918,443.21</b>	<b>P7,165,126.36</b>
LESS: RESERVATION FEE	-P15,000.00	-P15,000.00	-P15,000.00	-P15,000.00	-P15,000.00	-P15,000.00	-P15,000.00	-P15,000.00	-P15,000.00	-P15,000.00
<b>PLUS TITLE REGISTRATION EXPENSES</b>	<b>P245,296.00</b>	<b>P125,551.00</b>	<b>P128,733.00</b>	<b>P162,542.00</b>	<b>P157,015.00</b>	<b>P176,483.00</b>	<b>P186,488.00</b>	<b>P184,502.00</b>	<b>P206,799.00</b>	<b>P295,285.00</b>
<b>NET CASHOUT:</b>	<b>P5,899,799.68</b>	<b>P2,685,982.67</b>	<b>P2,614,814.73</b>	<b>P3,639,485.44</b>	<b>P3,551,991.11</b>	<b>P3,873,672.10</b>	<b>P4,414,690.69</b>	<b>P4,443,003.29</b>	<b>P5,110,242.21</b>	<b>P7,445,411.36</b>
<b>TITLE TRANSFER: 12 MONTHLY INSTALLMENTS DUE BEFORE LAST MONTHLY AMORTIZATION (POST-DATED CHECK):</b>										
TITLE TRANSFER FEE -if 5 years below	P245,296	P125,551	P128,733	P162,542	P157,015	P176,483	P186,488	P184,502	P206,799	P295,285
12 monthly installments	P20,441	P10,463	P10,728	P13,545	P13,085	P14,707	P15,541	P15,375	P17,233	P24,607
TITLE TRANSFER FEE - if above 5 years	P264,414	P133,783	P137,253	P174,137	P168,107	P188,433	P200,260	P198,093	P222,417	P318,948
12 monthly installments	P22,035	P11,149	P11,438	P14,511	P14,009	P15,703	P16,688	P16,508	P18,535	P26,579

**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

\*\*Estimated Registration Expenses shall be payable:

- CASH or TERM Buyer with full payment ON or BEFORE the turn-over date, 1 month prior to full payment of the purchase price.

- TERM Buyer with full payment AFTER the turn-over date, 12 months prior to last monthly amortization and covered by the same post date checks.

- For Installment DP, % above is the minimum require to avail the promo.

>> 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 Expense is due together with the downpayment

>>> Estimate Bank Charges is 4% of the loanable amount

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