

INVESTMENT PROPOSAL

IP- THE OBSERVATORY Tower1_SORA TOWER PL1 11 2012023_TERMSHEET_06_3_2024



UNIT NO.

1905

TYPE

1BR

Payment Term **A1-10(1)**

***10-10(65)-80**

Assigned Pkg:

P5-21

WITH MANDATORY PKG

**2% Promo Discount and Payment Term until end June 2024 only!*

		UNIT AND PARKING		UNIT		PARKING	
		61.50 sq.m.	661.98 sq.ft.	49.00 sq.m.	527.43 sq.ft.	12.50 sq.m.	134.55 sq.ft.
		PHP	FOREIGN	PHP	FOREIGN	PHP	FOREIGN
GROSS PRICE		16,609,000.00	206,669.29	14,709,000.00	262,669.71	1,900,000.00	33,928.57
*Less: PROMO Disc	2%	294,180.00	5,253.21	294,180.00	5,253.21	-	-
		16,314,820.00	201,416.07	14,414,820.00	257,416.50	1,900,000.00	33,928.57
Less:Disc. on Unit	1%	16,314,820.00	201,416.07	14,414,820.00	257,416.50	1,900,000.00	33,928.57
NET PRICE		144,148.20	2,574.08	144,148.20	2,574.08	1,900,000.00	33,928.57
		16,170,671.80	203,990.15	14,270,671.80	254,990.58	1,900,000.00	33,928.57
Pay't Sched	DATE						
Reservation Deposit	Jun-24	75,000.00	1,250.00	70,000.00	1,250.00	5,000.00	89.29
10% DP in 30 days	Jul-24	1,542,067.18	27,536.41	1,357,067.18	24,283.34	185,000.00	3,304.57
10% in 65 mos.	Aug-24	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Sep-24	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Oct-24	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Nov-24	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Dec-24	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Jan-25	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Feb-25	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Mar-25	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Apr-25	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	May-25	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Jun-25	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Jul-25	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Aug-25	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Sep-25	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Oct-25	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Nov-25	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Dec-25	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Jan-26	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Feb-26	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Mar-26	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Apr-26	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	May-26	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Jun-26	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Jul-26	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Aug-26	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Sep-26	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Oct-26	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Nov-26	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Dec-26	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Jan-27	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Feb-27	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Mar-27	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Apr-27	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	May-27	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Jun-27	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Jul-27	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Aug-27	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Sep-27	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Oct-27	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Nov-27	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Dec-27	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Jan-28	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Feb-28	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Mar-28	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Apr-28	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	May-28	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Jun-28	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Jul-28	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Aug-28	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Sep-28	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Oct-28	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Nov-28	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Dec-28	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Jan-29	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Feb-29	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Mar-29	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Apr-29	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	May-29	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Jun-29	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Jul-29	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Aug-29	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Sep-29	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Oct-29	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Nov-29	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
	Dec-29	24,877.96	444.25	21,954.88	392.05	2,923.08	52.20
80% Balance thru	Jan-30	12,936,537.44	221,009.60	11,416,537.44	203,866.74	1,520,000.00	27,242.86
Cash or Bank Financing		16,170,671.80	203,990.15	14,270,671.80	254,990.58	1,900,000.00	33,928.57
* Advance Reg. Charges		1,010,666.99	13,247.52	to be paid upon turnover of unit			

Notes:

- The developer reserves the right to verify and correct above figures if necessary.
- Price are subject to change without prior notice
- Advance Registration Charges is approximately 7.0% of the Net Price (excl. of RVAT)
- Please make check payable to **FEDERAL LAND NRE GLOBAL, INC.**
- Figures are based from IP- THE OBSERVATORY Tower1_SORA TOWER PL1 11 2012023_TERMSHEET_06_3_2024