

INVESTMENT PROPOSAL

IP- THE OBSERVATORY_Tower1_SORA TOWER_PL1 11 2012023_TERMSHEET_06_3_2024



THE OBSERVATORY
TOWER 1
SORA TOWER

UNIT NO.
TYPE

1915
2BR
***10(12)-10(54)-80**
P3-39

Payment Term **Special A1(12)**
Assigned Pkg:

WITH MANDATORY PKG

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

		UNIT AND PARKING		UNIT		PARKING	
		78.50 sq.m.	844.97 sq.ft.	66.00 sq.m.	710.42 sq.ft.	12.50 sq.m.	134.55 sq.ft.
		PHP	FOREIGN	PHP	FOREIGN	PHP	FOREIGN
GROSS PRICE		23,107,000.00	412,625.00	21,207,000.00	378,696.43	1,900,000.00	33,928.57
*Less: PROMO Disc	2%	424,140.00	7,573.93	424,140.00	7,573.93		
		22,682,860.00	405,051.07	20,782,860.00	371,122.50	1,900,000.00	33,928.57
		22,682,860.00	405,051.07	20,782,860.00	371,122.50	1,900,000.00	33,928.57
Less:Disc. on Unit	0.50%	103,914.30	1,855.61	103,914.30	1,855.61		
NET PRICE		22,578,945.70	403,195.46	20,678,945.70	369,266.89	1,900,000.00	33,928.57
Pay't Sched	DATE						
Reservation Deposit	Jun-24	75,000.00	1,339.29	70,000.00	1,250.00	5,000.00	89.29
10% DP in 12 mos.	Jul-24	181,907.88	3,248.36	166,491.21	2,973.06	15,416.67	275.30
	Aug-24	181,907.88	3,248.36	166,491.21	2,973.06	15,416.67	275.30
	Sep-24	181,907.88	3,248.36	166,491.21	2,973.06	15,416.67	275.30
	Oct-24	181,907.88	3,248.36	166,491.21	2,973.06	15,416.67	275.30
	Nov-24	181,907.88	3,248.36	166,491.21	2,973.06	15,416.67	275.30
	Dec-24	181,907.88	3,248.36	166,491.21	2,973.06	15,416.67	275.30
	Jan-25	181,907.88	3,248.36	166,491.21	2,973.06	15,416.67	275.30
	Feb-25	181,907.88	3,248.36	166,491.21	2,973.06	15,416.67	275.30
	Mar-25	181,907.88	3,248.36	166,491.21	2,973.06	15,416.67	275.30
	Apr-25	181,907.88	3,248.36	166,491.21	2,973.06	15,416.67	275.30
	May-25	181,907.88	3,248.36	166,491.21	2,973.06	15,416.67	275.30
	Jun-25	181,907.88	3,248.36	166,491.21	2,973.06	15,416.67	275.30
10% in 54 mos.	Jul-25	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	Aug-25	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	Sep-25	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	Oct-25	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	Nov-25	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	Dec-25	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	Jan-26	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	Feb-26	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	Mar-26	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	Apr-26	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	May-26	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	Jun-26	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	Jul-26	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	Aug-26	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	Sep-26	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	Oct-26	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	Nov-26	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	Dec-26	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	Jan-27	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	Feb-27	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	Mar-27	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	Apr-27	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	May-27	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	Jun-27	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	Jul-27	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	Aug-27	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	Sep-27	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	Oct-27	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	Nov-27	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	Dec-27	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	Jan-28	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	Feb-28	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	Mar-28	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	Apr-28	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	May-28	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	Jun-28	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	Jul-28	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	Aug-28	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	Sep-28	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	Oct-28	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	Nov-28	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	Dec-28	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	Jan-29	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	Feb-29	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	Mar-29	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	Apr-29	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	May-29	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	Jun-29	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	Jul-29	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
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	Oct-29	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	Nov-29	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
	Dec-29	41,812.86	746.66	38,294.34	683.83	3,518.52	62.83
80% Balance thru	Jan-30	18,063,156.56	323,886.37	16,543,156.56	299,414.51	1,520,000.00	27,142.86
Cash or Bank Financing		22,578,945.70	403,195.46	20,678,945.70	369,266.89	1,900,000.00	33,928.57
* Advance Reg. Charges		1,411,184.11	25,199.72	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

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