

Date: February 08, 2025

Tower: **The Spinnaker**  
 Floor: **12th**  
 Unit No: **12-J**  
 Unit Type: **Studio Unit**  
 Floor Area (sqm): **36.60**  
 Price/sqm: **365,400.00**  
 Total Selling Price: **13,373,640.00**

PAYMENT MILESTONE	Current Payment Term Options				
	STANDARD TERM SPOT CASH 20% Discount on Selling Price 90% Payable within 30 days after RF 10% Retention	STANDARD TERM DEFERRED 1 15% Discount on Selling Price, 5% Spot DP, 95% Payable over 48months, no interest	STANDARD TERM DEFERRED 2 10% Discount on Selling Price, 100% Net Selling Price Payable over 48months, no interest	STANDARD TERM INSTALLMENT 1 5% Discount on Selling Price, 5% DP payable in 3 months, Php 60,000.00 /month for 45 months, Remaining balance Lumped sum	STANDARD TERM INSTALLMENT 2 2.5% Discount on Selling Price, Php 80,000.00 /month for 48 months, Remaining balance Lumped sum
<b>Total Selling Price</b>	<b>P 13,373,640.00</b>	<b>P 13,373,640.00</b>	<b>P 13,373,640.00</b>	<b>P 13,373,640.00</b>	<b>P 13,373,640.00</b>
<b>Outright Discount</b>	<b>20%</b>	<b>15%</b>	<b>10%</b>	<b>5%</b>	<b>2.5%</b>
Less: Outright Discount	-P 2,674,728.00	-P 2,006,046.00	-P 1,337,364.00	-P 668,682.00	-P 334,341.00
<b>Total Contact Price</b>	<b>P 10,698,912.00</b>	<b>P 11,367,594.00</b>	<b>P 12,036,276.00</b>	<b>P 12,704,958.00</b>	<b>P 13,039,299.00</b>
Payment Stage					
Reservation Fee (RF)	P 100,000.00	P 100,000.00	P 100,000.00	P 100,000.00	P 100,000.00
1st month	P 9,529,020.80	P 468,379.70	P 248,700.00	P 178,500.00	P 80,000.00
2nd month		P 225,000.00	P 248,700.00	P 178,500.00	P 80,000.00
3rd month		P 225,000.00	P 248,700.00	P 178,247.90	P 80,000.00
4th month		P 225,000.00	P 248,700.00	P 60,000.00	P 80,000.00
5th month		P 225,000.00	P 248,700.00	P 60,000.00	P 80,000.00
6th month		P 225,000.00	P 248,700.00	P 60,000.00	P 80,000.00
7th month		P 225,000.00	P 248,700.00	P 60,000.00	P 80,000.00
8th month		P 225,000.00	P 248,700.00	P 60,000.00	P 80,000.00
9th month		P 225,000.00	P 248,700.00	P 60,000.00	P 80,000.00
10th month		P 225,000.00	P 248,700.00	P 60,000.00	P 80,000.00
11th month		P 225,000.00	P 248,700.00	P 60,000.00	P 80,000.00
12th month		P 225,000.00	P 248,700.00	P 60,000.00	P 80,000.00
13th month		P 225,000.00	P 248,700.00	P 60,000.00	P 80,000.00
14th month		P 225,000.00	P 248,700.00	P 60,000.00	P 80,000.00
15th month		P 225,000.00	P 248,700.00	P 60,000.00	P 80,000.00
16th month		P 225,000.00	P 248,700.00	P 60,000.00	P 80,000.00
17th month		P 225,000.00	P 248,700.00	P 60,000.00	P 80,000.00
18th month		P 225,000.00	P 248,700.00	P 60,000.00	P 80,000.00
19th month		P 225,000.00	P 248,700.00	P 60,000.00	P 80,000.00
20th month		P 225,000.00	P 248,700.00	P 60,000.00	P 80,000.00
21st month		P 225,000.00	P 248,700.00	P 60,000.00	P 80,000.00
22nd month		P 225,000.00	P 248,700.00	P 60,000.00	P 80,000.00
23rd month		P 225,000.00	P 248,700.00	P 60,000.00	P 80,000.00
24th month		P 225,000.00	P 248,700.00	P 60,000.00	P 80,000.00
25th month		P 225,000.00	P 248,700.00	P 60,000.00	P 80,000.00
26th month		P 225,000.00	P 248,700.00	P 60,000.00	P 80,000.00
27th month		P 225,000.00	P 248,700.00	P 60,000.00	P 80,000.00
28th month		P 225,000.00	P 248,700.00	P 60,000.00	P 80,000.00
29th month		P 225,000.00	P 248,700.00	P 60,000.00	P 80,000.00
30th month		P 225,000.00	P 248,700.00	P 60,000.00	P 80,000.00
31st month		P 225,000.00	P 248,700.00	P 60,000.00	P 80,000.00
32nd month		P 225,000.00	P 248,700.00	P 60,000.00	P 80,000.00
33rd month		P 225,000.00	P 248,700.00	P 60,000.00	P 80,000.00
34th month		P 225,000.00	P 248,700.00	P 60,000.00	P 80,000.00
35th month		P 225,000.00	P 248,700.00	P 60,000.00	P 80,000.00
36th month		P 225,000.00	P 248,700.00	P 60,000.00	P 80,000.00
37th month		P 225,000.00	P 248,700.00	P 60,000.00	P 80,000.00
38th month		P 225,000.00	P 248,700.00	P 60,000.00	P 80,000.00
39th month		P 225,000.00	P 248,700.00	P 60,000.00	P 80,000.00
40th month		P 225,000.00	P 248,700.00	P 60,000.00	P 80,000.00
41st month		P 225,000.00	P 248,700.00	P 60,000.00	P 80,000.00
42nd month		P 225,000.00	P 248,700.00	P 60,000.00	P 80,000.00
43rd month		P 225,000.00	P 248,700.00	P 60,000.00	P 80,000.00
44th month		P 225,000.00	P 248,700.00	P 60,000.00	P 80,000.00
45th month		P 225,000.00	P 248,700.00	P 60,000.00	P 80,000.00
46th month		P 225,000.00	P 248,700.00	P 60,000.00	P 80,000.00
47th month		P 225,000.00	P 248,700.00	P 60,000.00	P 80,000.00
48th month	P 1,069,891.20	P 225,000.00	P 247,376.00	P 60,000.00	P 80,000.00
49th month		P 224,214.30		P 9,369,710.10	P 9,099,299.00
50th month					
<b>Total Payments</b>	<b>P 10,698,912.00</b>	<b>P 11,367,594.00</b>	<b>P 12,036,276.00</b>	<b>P 12,704,958.00</b>	<b>P 13,039,299.00</b>
<b>Other Charges:</b>	<b>P 641,934.72</b>	<b>P 682,055.64</b>	<b>P 722,176.56</b>	<b>P 762,297.48</b>	<b>P 782,357.94</b>

- The sample computation above is being shown for presentation purposes only. The Registered Seller does not guarantee the availability of the unit/lot by the time the buyer decides.
- In our continuing effort to improve our product, we reserve the right to make changes or modifications to the site plan in terms of sizes, dimensions and features, without notice.
- All lot area measurements are approximate and subject to final verification. Additional lot areas will be charged at the prevailing market prices.
- Prices are VAT inclusive (if applicable). VAT is stated per government regulation.
- The Net Contract Price is exclusive of fire insurance, mortgage redemption fees, miscellaneous fees, documentary stamp tax, transfer fees, etc. which are for the buyers'
- Other Charges is inclusive of admin fees, registration fees, miscellaneous fees and transfer tax.
- Prices are subject to change without prior notice.
- Seller reserves the right to make necessary changes on the other charges, as it may deem necessary, without prior notice.
- Buyer is required to issue post-dated checks for the Net Contract Price payable to Registered Seller and for the Other Charges payable to Landco Pacific Corporation.
- Other Charges are fixed percentage of Net Contract Price regardless of payment term option.