

Promo Name : **CHRISTMAS PROMO 2017**  
 Effectivity Date : *Effective November 1, 2017 - December 31, 2017*  
 Project: **EDEN RIDGE/ FERNWOOD**  
 Name of Buyer \_\_\_\_\_

Sample Computation Only

**OPTION 1 - CASH TERM**

Ph	Blk	Lot	area	price
			500	7,260
Less :Drainage Area			0	
gross contract price			500	
Less : Discount				
Net contract price				
Less : reservation fee dated				
Net contract price payable				

discount	10%	7%	5%	0%
no. of days	15	30	45	after 45

	contract price	contract price	contract price	contract price
	3,630,000	3,630,000	3,630,000	3,630,000
	0	0	0	0
	0	0	0	0
	0	0	0	0
	0	0	0	0
	3,630,000	3,630,000	3,630,000	3,630,000
	363,000	254,100	181,500	0
	3,267,000	3,375,900	3,448,500	3,630,000
<b>11/01/17</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>
	3,217,000	3,325,900	3,398,500	3,580,000
	<b>11/16/17</b>	<b>12/01/17</b>	<b>12/16/17</b>	<b>12/17/17</b>

discount	20%	10%	5%	0%
no. of days	15	30	45	after 45

**OPTION 2A - INSTALLMENT BASED ON OUTRIGHT DP**

2A.1 *Outright Downpayment ( min.25% – max.50% to avail of the above disc):*

<b>25%</b> Downpayment	907,500	907,500	907,500	907,500
less : reservation fee dated <b>11/01/17</b>	50,000	50,000	50,000	50,000
downpayment net of reservation fee	857,500	857,500	857,500	857,500
<b>Discount on Downpayment</b>	<b>181,500</b>	<b>90,750</b>	<b>45,375</b>	<b>0</b>
<b>Net Downpayment payable</b>	<b>676,000</b>	<b>766,750</b>	<b>812,125</b>	<b>857,500</b>

**Due dates**      **11/16/17**      **12/01/17**      **12/16/17**      **12/17/17**

2A.2 *Balance for Amortization:*

gross contract price	3,630,000	3,630,000	3,630,000	3,630,000
Less: <b>25%</b> Downpayment	907,500	907,500	907,500	907,500
Others				
Balance for amortization	2,722,500	2,722,500	2,722,500	2,722,500

2A.3 *Monthly amortization:*

**Due dates**      **12/16/17**      **12/31/17**      **01/15/18**      **01/16/18**

1 YR., 0% interest	226,875	226,875	226,875	226,875
2 YRS., 0% interest	113,438	113,438	113,438	113,438
<b>3 YRS. ZERO INTEREST</b>	<b>PROMO</b>	<b>75,625</b>	<b>75,625</b>	<b>75,625</b>
<b>4 YRS. ZERO INTEREST</b>	<b>PROMO</b>	<b>56,719</b>	<b>56,719</b>	<b>56,719</b>
5 YRS., @ 12 % int. p.a. (factor:.022244)		60,559	60,559	60,559
6 YRS., @ 14% int. p.a. (factor:.020606)		56,100	56,100	56,100
7 YRS., @ 14% int. p.a. (factor:.018740)		51,020	51,020	51,020
8 YRS., @ 14% int. p.a. (factor:.017372)		47,295	47,295	47,295
9 YRS., @ 14% int. p.a. (factor:.016334)		44,469	44,469	44,469
10 YRS.,@ 14% int. p.a. (factor:.015527)		42,272	42,272	42,272

Notes:

- Reservation fee is P50,000 for each lot.
- Reservation fee will form part of the downpayment or cash payment.
- For Bank Financing :
  - Buyer can avail the corresponding discounts on the equity balance from the date of reservation.
  - Buyer can avail 5% discount on the bank approved amount.

Prepared by: \_\_\_\_\_

Checked by: \_\_\_\_\_

Received by: \_\_\_\_\_

11/9/2017 14:50

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Sample Computation Only

discount	10%	7%	5%	0%
no. of days	15	30	45	after 45

**Lot location:**

Ph	Blk	Lot	area	price
0	0	0	500	7,260
0	0	0	0	0
	0	0	0	0
	Less :Drainage Area		0	0
Gross Total			500	

contract price	contract price	contract price	contract price
3,630,000	3,630,000	3,630,000	3,630,000
0	0	0	0
0	0	0	0
0	0	0	0
3,630,000	3,630,000	3,630,000	3,630,000

**OPTION 2B - INSTALLMENT BASED ON OUTRIGHT DP**

**2B.1 Outright Downpayment ( DP of 10% but below 25% to avail of the above disc.):**

**10%** Downpayment  
 less : reservation fee dated  
 downpayment net reservation fee  
 Discount on downpayment  
**net downpayment payable**

	363,000	363,000	363,000	363,000
<b>11/01/17</b>	50,000	50,000	50,000	50,000
	313,000	313,000	313,000	313,000
	36,300	25,410	18,150	0
	<b>276,700</b>	<b>287,590</b>	<b>294,850</b>	<b>313,000</b>

**Due dates**      **11/16/17**      **12/01/17**      **12/16/17**      **12/17/17**

**2B.2 Balance for Amortization:**

gross contract price  
 Less: 10% Downpayment  
 Others  
 Balance for amortization

3,630,000	3,630,000	3,630,000	3,630,000
363,000	363,000	363,000	363,000
3,267,000	3,267,000	3,267,000	3,267,000

**2B.3 Monthly amortization:**

	<b>12/16/17</b>	<b>12/31/17</b>	<b>01/15/18</b>	<b>01/16/18</b>
1 YR., 0% interest	272,250	272,250	272,250	272,250
2 YRS., 0% interest	136,125	136,125	136,125	136,125
<b>3 YRS. ZERO INTEREST      PROMO</b>	<b>90,750</b>	<b>90,750</b>	<b>90,750</b>	<b>90,750</b>
<b>4 YRS. ZERO INTEREST      PROMO</b>	<b>68,063</b>	<b>68,063</b>	<b>68,063</b>	<b>68,063</b>
5 YRS., @ 12 % int. p.a. (factor:.022244)	72,671	72,671	72,671	72,671
6 YRS., @ 14% int. p.a. (factor:.020606)	67,320	67,320	67,320	67,320
7 YRS., @ 14% int. p.a. (factor:.018740)	61,224	61,224	61,224	61,224
8 YRS., @ 14% int. p.a. (factor:.017372)	56,754	56,754	56,754	56,754
9 YRS., @ 14% int. p.a. (factor:.016334)	53,363	53,363	53,363	53,363
10 YRS.,@ 14% int. p.a. (factor:.015527)	50,727	50,727	50,727	50,727

Notes:

- Reservation fee is P50,000 for each lot.
- Reservation fee will form part of the downpayment or cash payment.
- For Bank Financing :
  - Buyer can avail the corresponding discounts on the equity balance from the date of reservation.
  - Buyer can avail 5% discount on the bank approved amount.

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Lot location:						
Ph	Blk	Lot	area	price	Contract Price	
0	0	0	500	7,260	3,630,000	
0	0	0	0	0	0	
0	0	0	0	0	0	
Less :Drainage Area			0	0	0	
Gross contract price			500		3,630,000	

**OPTION 3 - EXTENDED DOWN PAYMENT**

3.1 DOWNPAYMENT		DP %	10%
Downpayment			363,000
less : reservation fee dated		11/01/17	50,000
Downpayment for amortization			313,000
1 <sup>st</sup> downpayment is due on or before		12/01/17	26,083
2 <sup>nd</sup> downpayment is due on or before		01/01/18	26,083
3 <sup>rd</sup> downpayment is due on or before		02/01/18	26,083
4 <sup>th</sup> downpayment is due on or before		03/01/18	26,083
5 <sup>th</sup> downpayment is due on or before		04/01/18	26,083
6 <sup>th</sup> downpayment is due on or before		05/01/18	26,083
7 <sup>th</sup> downpayment is due on or before		06/01/18	26,083
8 <sup>th</sup> downpayment is due on or before		07/01/18	26,083
9 <sup>th</sup> downpayment is due on or before		08/01/18	26,083
10 <sup>th</sup> downpayment is due on or before		09/01/18	26,083
11 <sup>th</sup> downpayment is due on or before		10/01/18	26,083
12 <sup>th</sup> downpayment is due on or before		11/01/18	26,083
TOTAL			313,000
3.2 Balance for Amortization:			
gross contract price			3,630,000
less : Reservation Fee/Downpayment			363,000
balance for amortization			3,267,000
3.3 Monthly amortization:		Due dates	12/01/18
1 YR., 0% interest			272,250
2 YRS., 0% interest			136,125
<b>3 YRS. NO, INTEREST</b>		<b>PROMO</b>	<b>90,750</b>
<b>4 YRS. NO, INTEREST</b>		<b>PROMO</b>	<b>68,063</b>
5 YRS., @ 12 % int. p.a. (factor:.022244)			72,671
6 YRS., @ 14% int. p.a. (factor:.020606)			67,320
7 YRS., @ 14% int. p.a. (factor:.018740)			61,224
8 YRS., @ 14% int. p.a. (factor:.017372)			56,754
9 YRS., @ 14% int. p.a. (factor:.016334)			53,363
10 YRS.,@ 14% int. p.a. (factor:.015527)			50,727

Notes:

- Reservation fee is P50,000 for each lot.
- Reservation fee will form part of the downpayment or cash payment.
- For Bank Financing :
  - Buyer can avail the corresponding discounts on the equity balance from the date of reservation.
  - Buyer can avail 5% discount on the bank approved amount.

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# CHRISTMAS PROMO 2017

## EDEN RIDGE & FERNWOOD

*Effective November 1, 2017 - December 31, 2017*

	EDEN RIDGE / FERNWOOD	NORTHCREST
<b>RESERVATION FEE/LOT</b>	P 50,000	P 30,000
<b>CASH DISCOUNT</b>	10% within 15days from date of Reservation 7% within 30days from date of Reservation 5% within 45days from date of Reservation 0% after 45days from date of Reservation	
<b>DOWNPAYMENT &amp; DISCOUNT</b>	25% - 50% DOWNPAYMENT  20% within 15days from date of Reservation 10% within 30days from date of Reservation 5% within 45days from date of Reservation 0% after 45days from date of Reservation	
<b>DOWNPAYMENT &amp; DISCOUNT</b>	10% but below 25% DOWNPAYMENT  10% within 15days from date of Reservation 7% within 30days from date of Reservation 5% within 45days from date of Reservation 0% after 45days from date of Reservation	
<b>EXTENDED DOWNPAYMENT</b>	<b>10% DP payable in 12 equal monthly installment, NO DISCOUNT.</b>	
<b>TERMS</b>	1-2 Years, 0% interest <b>3 YEARS, Zero Interest</b> <b>4 YEARS, Zero Interest</b> 5 Yrs @ 12% int. p.a 6-7 Yrs @ 14% int. p.a 8-10 Yrs @ 14% int. p.a	

Notes:

1. Reservation fee will form part of the downpayment or Cash payment.
2. For Bank Financing :
  - a.) Buyer can avail of the corresponding discounts on the equity balance from the date of Reservation.
  - b.) Buyer can avail 5% discount on the bank approved amount.

**NORTHCREST and NORTHTOWN are projects under Alsons Properties, a subsidiary of Alsons Development & Investment Corporation.**

**Northcrest's HLURB LTS nos. 14494, 23509, 24825 / Approved Project Completion Date : COMPLETED.**

**Northtown Ph.1 HLURB LTS no. 26584 (issued on Mar. 1, 2013) / Approved Project Completion Date : March 1, 2016.**

**Northtown Ph.2 HLURB LTS no. 29366 (issued on Dec. 10, 2014) / Approved Project Completion Date : Nov. 27, 2015.**

**ALSONS DEVELOPMENT & INVESTMENT CORPORATION (ALSONS DEV)**

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