

Promo Name: NEW YEAR NEW DEALS 2023
 Project: NORTHTOWN RESIDENCES 1-4
 Effective : FEBRUARY 1-28, 2023
 Buyer : _____

SAMPLE COMPUTATION

OPTION 1 - CASH TERM

Discount	10%
No. of days	15
Gross selling price	4,035,000
	0
	4,035,000
	403,500
	3,631,500
02/01/23	30,000
	3,601,500
Due dates	02/16/23

Ph	Blk	Lot	Area	Price
			150	26,900
Total net area			150	
Gross Selling Price				
Less : Discount				
Contract Price				
Less : Reservation Fee				
Net Contract Price Payable				

OPTION 2 - DOWN PAYMENT

DP Options	25% - 50%	10% - 24.99%	EXTENDED	ZERO
DP Amount	25%	10%	10%	0%
Discount	20%	10%	0%	0%

2.1 Downpayment

Downpayment		1,008,750	403,500	403,500	0
Less : Reservation Fee dated	02/01/23	30,000	30,000	30,000	30,000
Downpayment Net of Reservation Fee		978,750	373,500	373,500	0
Discount on Downpayment		201,750	40,350	0	0
Net Downpayment Payable		777,000	333,150	373,500	0
Due dates		02/16/23	02/16/23		

Down payment	Due dates				
1st	03/03/23				31,125
2nd	04/03/23				31,125
3rd	05/03/23				31,125
4th	06/03/23				31,125
5th	07/03/23				31,125
6th	08/03/23				31,125
7th	09/03/23				31,125
8th	10/03/23				31,125
9th	11/03/23				31,125
10th	12/03/23				31,125
11th	01/03/24				31,125
12th	02/03/24				31,125
					373,500

2.2 Balance for Amortization:

Gross Selling Price		4,035,000	4,035,000	4,035,000	4,035,000
Less: Downpayment		1,008,750	403,500	403,500	30,000
Balance for amortization		3,026,250	3,631,500	3,631,500	4,005,000

2.3 Monthly amortization:

Due dates	03/18/23	03/18/23	03/03/24	03/03/23
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1 YR., 0% interest		252,188	302,625	302,625	333,750
2 YRS., 0% interest		126,094	151,313	151,313	166,875
3 YRS., 0% interest	PROMO	84,063	100,875	100,875	111,250
4 YRS., 0% interest	PROMO	63,047	-	-	-
5 YRS., @ 12% int. p.a. (factor:.022244)		67,316	80,779	80,779	89,087
6 YRS., @ 14% int. p.a. (factor:.020606)		62,359	74,831	74,831	82,527
7 YRS., @ 14% int. p.a. (factor:.018740)		56,712	68,054	68,054	75,054
8 YRS., @ 14% int. p.a. (factor:.017372)		52,572	63,086	63,086	69,575
9 YRS., @ 14% int. p.a. (factor:.016334)		49,431	59,317	59,317	65,418
10 YRS., @ 14% int. p.a. (factor:.015527)		46,989	56,386	56,386	62,186

Notes:

- Reservation fee is P30,000 for each lot.
- Reservation fee will form part of the downpayment or cash payment.
- For Bank Financing, buyer can only avail of a maximum of 5% discount on Cash Term if Letter of Guarantee will be received 15 days from the date of reservation.

Prepared by: _____

Checked by: _____

1-Feb-23