

## STANDARD SAMPLE COMPUTATIONS

Jul 15, 2020



Unit  
Wing  
Description  
Area in sqm  
Unit Price ( VAT-ex )  
Parking Price ( VAT-ex )

33B  
EAST  
3BR Deluxe  
241.57  
Php99,710,000.00  
Php3,600,000.00  
B2-129,130 Tandem

Option 1   Cash		AMOUNT
Unit Price		₱ 99,710,000.00
15% Discount		₱ 14,956,500.00
Parking Price		₱ 3,600,000.00
Net Price: Unit and Parking Slots		₱ 88,353,500.00
<b>Total Price with VAT</b>		<b>₱ 98,955,920.00</b>
Reservation Fee		₱ 1,100,000.00
95% Downpayment		₱ 92,908,124.00
5% Balance on the 57th Month		₱ 4,947,796.00
Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.)		₱ 4,947,796.00
<b>Total</b>		<b>₱ 103,903,716.00</b>

Option 2   20-16-16-16-16		AMOUNT
Unit Price		₱ 99,710,000.00
5% Discount		₱ 4,985,500.00
Parking Price		₱ 3,600,000.00
Net Price: Unit and Parking Slots		₱ 98,324,500.00
<b>Total Price with VAT</b>		<b>₱ 110,123,440.00</b>
Reservation Fee		₱ 1,100,000.00
20% Downpayment		₱ 20,924,688.00
16% on the 12th month		₱ 17,619,750.40
16% on the 24th month		₱ 17,619,750.40
16% on the 35th month		₱ 17,619,750.40
16% on the 46th month		₱ 17,619,750.40
16% on the 57th month		₱ 17,619,750.40
Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.)		₱ 5,506,172.00
<b>Total</b>		<b>₱ 115,629,612.00</b>

Option 3   20-20-60		AMOUNT
Unit Price		₱ 99,710,000.00
1% Discount		₱ 997,100.00
Parking Price		₱ 3,600,000.00
Net Price: Unit and Parking Slots		₱ 102,312,900.00
<b>Total Price with VAT</b>		<b>₱ 114,590,448.00</b>
Reservation Fee		₱ 1,100,000.00
20% Downpayment (due 1 month from Reservation Date)		₱ 21,818,089.60
20% Amount for Amortization		₱ 22,918,089.60
Monthly Amortization (Payable in 55 Months)		₱ 416,692.54
60% Balance on the 57th month		₱ 68,754,268.80
Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.)		₱ 5,729,522.40
<b>Total</b>		<b>₱ 120,319,970.40</b>

Option 4   10-30-60		AMOUNT
Unit Price		₱ 99,710,000.00
0.5% Discount		₱ 498,550.00
Parking Price		₱ 3,600,000.00
Net Price: Unit and Parking Slots		₱ 102,811,450.00
<b>Total Price with VAT</b>		<b>₱ 115,148,824.00</b>
Reservation Fee		₱ 1,100,000.00
10% Downpayment (due 1 month from Reservation Date)		₱ 10,414,882.40
30% Amount for Amortization		₱ 34,544,647.20
Monthly Amortization (Payable in 55 Months)		₱ 628,084.49
60% Balance on the 57th month		₱ 69,089,294.40
Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.)		₱ 5,757,441.20
<b>Total</b>		<b>₱ 120,906,265.20</b>

Option 5   10-20-70		AMOUNT
Unit Price		₱ 99,710,000.00
Parking Price		₱ 3,600,000.00
Total Price Unit and Parking Slots		₱ 103,310,000.00
<b>Total Price with VAT</b>		<b>₱ 115,707,200.00</b>
Reservation Fee		₱ 1,100,000.00
10% Downpayment (due 1 month from Reservation Date)		₱ 10,470,720.00
20% Amount for Amortization		₱ 23,141,440.00
Monthly Amortization (Payable in 55 Months)		₱ 420,753.45
70% Balance on the 57th month		₱ 80,995,040.00
Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.)		₱ 5,785,360.00
<b>Total</b>		<b>₱ 121,492,560.00</b>

• Post dated checks are required.

• Please make all checks payable to **SHANG ROBINSONS PROPERTIES INC.**

• All monthly amortizations and final balance including other charges shall become due and demandable upon turnover.

**FLEXI SAMPLE COMPUTATIONS**



Unit  
Wing  
Description  
Area in sqm  
Unit Price ( VAT-ex )  
Parking Price ( VAT-ex )

Jul 15, 2020  
33B  
EAST  
3BR Deluxe  
241.57  
Php99,710,000.00  
Php3,600,000.00  
B2-129,130 Tandem

Flexi 2   20(6)-16-16-16-16-16		AMOUNT	
	Unit Price	₱	99,710,000.00
5%	Discount	₱	4,985,500.00
	Parking Price	₱	3,600,000.00
	Net Price: Unit and Parking Slots	₱	98,324,500.00
	<b>Total Price with VAT</b>	₱	<b>110,123,440.00</b>
	Reservation Fee	₱	1,100,000.00
20%	Downpayment (Payable in 6 Months)	₱	20,924,688.00
	<i>Monthly Downpayment (1st - 6th month)</i>	₱	<i>3,487,448.00</i>
16%	on the 12th month	₱	17,619,750.40
16%	on the 24th month	₱	17,619,750.40
16%	on the 35th month	₱	17,619,750.40
16%	on the 46th month	₱	17,619,750.40
16%	on the 57th month	₱	17,619,750.40
	<i>Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.)</i>	₱	<i>5,506,172.00</i>
	<b>Total</b>	₱	<b>115,629,612.00</b>

Flexi 3   20(6)-20(50)-60		AMOUNT	
	Unit Price	₱	99,710,000.00
1%	Discount	₱	997,100.00
	Parking Price	₱	3,600,000.00
	Net Price: Unit and Parking Slots	₱	102,312,900.00
	<b>Total Price with VAT</b>	₱	<b>114,590,448.00</b>
	Reservation Fee	₱	1,100,000.00
20%	Downpayment (Payable in 6 Months)	₱	21,818,089.60
	<i>Monthly Downpayment (1st - 6th month)</i>	₱	<i>3,636,348.27</i>
20%	Amount for Amortization (Payable in 50 Months)	₱	22,918,089.60
	<i>Monthly Amortization (7th - 56th month)</i>	₱	<i>458,361.79</i>
60%	Balance on the 57th month	₱	68,754,268.80
	<i>Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.)</i>	₱	<i>5,729,522.40</i>
	<b>Total</b>	₱	<b>120,319,970.40</b>

Flexi 4   10(6)-30(50)-60		AMOUNT	
	Unit Price	₱	99,710,000.00
0.5%	Discount	₱	498,550.00
	Parking Price	₱	3,600,000.00
	Net Price: Unit and Parking Slots	₱	102,811,450.00
	<b>Total Price with VAT</b>	₱	<b>115,148,824.00</b>
	Reservation Fee	₱	1,100,000.00
10%	Downpayment (Payable in 6 Months)	₱	10,414,882.40
	<i>Monthly Downpayment (1st - 6th month)</i>	₱	<i>1,735,813.73</i>
30%	Amount for Amortization (Payable in 50 Months)	₱	34,544,647.20
	<i>Monthly Amortization (7th - 56th month)</i>	₱	<i>690,892.94</i>
60%	Balance on the 57th month	₱	69,089,294.40
	<i>Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.)</i>	₱	<i>5,757,441.20</i>
	<b>Total</b>	₱	<b>120,906,265.20</b>

Flexi 5   10(6)-20(50)-70		AMOUNT
	Unit Price	₱ 99,710,000.00
	Parking Price	₱ 3,600,000.00
	Total Price Unit and Parking Slots	₱ 103,310,000.00
	<b>Total Price with VAT</b>	<b>₱ 115,707,200.00</b>
	Reservation Fee	₱ 1,100,000.00
10%	Downpayment (Payable in 6 Months)	₱ 10,470,720.00
	<i>Monthly Downpayment (1st - 6th month)</i>	₱ 1,745,120.00
20%	Amount for Amortization (Payable in 50 Months)	₱ 23,141,440.00
	<i>Monthly Amortization (7th - 56th month)</i>	₱ 462,828.80
70%	Balance on the 57th month	₱ 80,995,040.00
	<i>Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.)</i>	₱ 5,785,360.00
	<b>Total</b>	<b>₱ 121,492,560.00</b>

Flexi 6   5(4)-30(52)-65		AMOUNT
	Unit Price	₱ 99,710,000.00
	Parking Price	₱ 3,600,000.00
	Total Price Unit and Parking Slots	₱ 103,310,000.00
	<b>Total Price with VAT</b>	<b>₱ 115,707,200.00</b>
	Reservation Fee	₱ 1,100,000.00
5%	Downpayment (Payable in 4 Months)	₱ 4,685,360.00
	<i>Monthly Downpayment (1st - 4th month)</i>	₱ 1,171,340.00
30%	Amount for Amortization (Payable in 52 Months)	₱ 34,712,160.00
	<i>Monthly Amortization (5th - 56th month)</i>	₱ 667,541.54
65%	Balance on the 57th month	₱ 75,209,680.00
	<i>Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.)</i>	₱ 5,785,360.00
	<b>Total</b>	<b>₱ 121,492,560.00</b>

Flexi 7   5(4)-20(52)-75		AMOUNT
	Unit Price	₱ 99,710,000.00
	Parking Price	₱ 3,600,000.00
	Total Price Unit and Parking Slots	₱ 103,310,000.00
	<b>Total Price with VAT</b>	<b>₱ 115,707,200.00</b>
	Reservation Fee	₱ 1,100,000.00
5%	Downpayment (Payable in 4 Months)	₱ 4,685,360.00
	<i>Monthly Downpayment (1st - 4th month)</i>	₱ 1,171,340.00
20%	Amount for Amortization (Payable in 52 Months)	₱ 23,141,440.00
	<i>Monthly Amortization (5th - 56th month)</i>	₱ 445,027.69
75%	Balance on the 57th month	₱ 86,780,400.00
	<i>Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.)</i>	₱ 5,785,360.00
	<b>Total</b>	<b>₱ 121,492,560.00</b>

• Post dated checks are required.

• Please make all checks payable to **SHANG ROBINSONS PROPERTIES INC.**

• All monthly amortizations and final balance including other charges shall become due and demandable upon turnover.