

ARCOVIA PALAZZO

Investment Computation

8/1/2020

EIZEN

Tower	BENISSA TOWER
Floor	21
Unit	I
Type	Studio
Carpark	N/A

Unit Area (sqm)	
Balcony Area (sqm)	
Total Area (sqm)	
Unit Price	
Less: 3% VIP Discount (Unit Price)	
Net Unit Price	
Less: 2% PDC Discount	
NET UNIT PRICE	
CARPARK PRICE	
TOTAL CONTRACT PRICE (Unit + Parking)	

SELLING PRICE	
	30.00
	-
	30.00
P	5,970,000.00
	179,100.00
P	5,790,900.00
	115,818.00
P	5,675,082.00
	-
P	5,675,082.00

Option	UNIT ONLY	CARPARK
Option 1 - 100% CASH TERM CASH (Unit + Parking) Less : 12.5% Discount on 100% Unit Price Net Unit Price Less : RESERVATION (Unit + Parking) Full Balance Payable within one (1) month from date of reservation (Unit + Parking) TOTAL CONTRACT PRICE - Unit + Parking (net of discounts)	P 5,790,900.00 723,862.50 P 5,067,037.50 25,000.00 P 5,042,037.50 5,067,037.50	P - - P - - P - -
Option 2 - 50% DOWNPAYMENT 50% DOWNPAYMENT Less : 12.5% Discount on 50% Downpayment (Unit Price) Net Downpayment RESERVATION (Unit + Parking) Balance Downpayment Due within one (1) month from date of reservation (Unit + Parking) 10% PAYABLE IN 60 MONTHS @ 0% INTEREST, TO COMMENCE IN TWO (2) MONTHS FROM DATE OF RESERVATION. AT P <u>9,458.47</u> unit /mo. P - carpark/mo. 40% BALANCE (Unit + Parking) is Due on December 31, 2024 TOTAL CONTRACT PRICE - Unit + Parking (net of discounts)	P 5,675,082.00 P 2,837,541.00 354,692.63 P 2,482,848.37 25,000.00 P 2,457,848.37 567,508.20 P 2,270,032.80 9,458.47 P 2,270,032.80 5,320,389.37	P - P - - P - - P - - P - - P - -
Option 3 - 30% DOWNPAYMENT 30% DOWNPAYMENT (Unit + Parking) Less : 7.5% Discount on 30% Downpayment (Unit Price) Net Downpayment RESERVATION (Unit + Parking) Balance Downpayment Due within one (1) month from date of reservation (Unit + Parking) 30% PAYABLE IN 60 MONTHS @ 0% INTEREST, TO COMMENCE IN TWO (2) MONTHS FROM DATE OF RESERVATION. AT P <u>28,375.41</u> unit /mo. P - carpark/mo. 40% BALANCE (Unit + Parking) is Due on December 31, 2024 TOTAL CONTRACT PRICE - Unit + Parking (net of discounts)	P 5,675,082.00 P 1,702,524.60 127,689.35 P 1,574,835.25 25,000.00 P 1,549,835.25 1,702,524.60 P 2,270,032.80 28,375.41 P 2,270,032.80 5,547,392.65	P - P - - P - - P - - P - - P - -
Option 4 - 20% DOWNPAYMENT 20% DOWNPAYMENT (Unit + Parking) Less : 5.0% Discount on 20% Downpayment (Unit Price) Net Downpayment RESERVATION (Unit + Parking) Balance Downpayment Due within one (1) month from date of reservation (Unit + Parking) 30% PAYABLE IN 60 MONTHS @ 0% INTEREST, TO COMMENCE IN TWO (2) MONTHS FROM DATE OF RESERVATION. AT P <u>28,375.41</u> unit /mo. P - carpark/mo. 5% LUMP SUM due on th 12th month (Unit + Parking) 5% LUMP SUM due on th 24th month (Unit + parking) 40% BALANCE (Unit + Parking) is Due on December 31, 2024 TOTAL CONTRACT PRICE - Unit + Parking (net of discounts)	P 5,675,082.00 P 1,135,016.40 56,750.82 P 1,078,265.58 25,000.00 P 1,053,265.58 1,702,524.60 P 283,754.10 P 283,754.10 P 2,270,032.80 28,375.41 P 2,270,032.80 5,618,331.18	P - P - - P - - P - - P - - P - -
Option 5 - 10% DOWNPAYMENT 10% DOWNPAYMENT Less : 2% Discount on 10% Downpayment (Unit Price) Net Downpayment Less : RESERVATION Balance Downpayment Due within one (1) month from date of reservation 50% PAYABLE IN 60 MONTHS @ 0% INTEREST, TO COMMENCE IN TWO (2) MONTHS FROM DATE OF RESERVATION. AT P <u>47,292.35</u> unit /mo. P - carpark/mo. 40% BALANCE (Unit + Parking) is Due on December 31, 2024 TOTAL CONTRACT PRICE (net of discounts)	P 5,675,082.00 P 567,508.20 11,350.16 P 556,158.04 25,000.00 P 531,158.04 2,837,541.00 P 2,270,032.80 47,292.35 P 2,270,032.80 5,663,731.84	P - P - - P - - P - - P - - P - -

- Megaworld Resort Estates, Inc. (MREI) reserves the right to correct any error that may appear on this computation.
- All payments, including reservation fee or initial payment made, will automatically be forfeited in case of cancellation/withdrawal by the buyer for any reason whatsoever.
- All checks should be made payable to **MEGAWORLD CORPORATION**.
- Other charges such as Registration Fees for the processing of CCT & Incidental expenses for the installation of utilities (e.g. water, power & other fees) are for the account of the buyer and are not included in the Total Contract Price.
- Notwithstanding the above payment terms, all outstanding balances shall become due and demandable on December 31, 2024.
- Delays in payment will be subject to penalty of 3% per month.
- Above computation applies only for complete PDCs issued within 15 days from date of reservation and subject to the terms and conditions in the PDC Agreement. PDC Discount is not applicable for 100% Cash Term.

Turnover Date : December 31, 2024 + 8 months grace period