

**Sample Computation as of November 2009**

**Carola**

**1. Price Ranges per unit type**

Typical Unit Type	Floor Plan Size	Price Range (in Philippine Peso as of November 2009)
One Bedroom	40 sqm to 46 sqm	4.3 M to Php 4.5M
Two Bedroom	91 sqm to 94 sqm	8.5M to 8.6M
Three Bedroom	134 sqm to 143 sqm	13.2M to 14.3M

**2. Payment Terms**

**Cash Payment**

\* Discount of 10% for full cash payment if paid within 1 month from reservation date

**Deferred Payment Scheme**

- a. TERMS: 20% DP; 80% over 2 years (24 mos)
- b. TERMS: 10% DP; 90% over 2 years (24 mos)

**Bank Financing Scheme**

\* 10% Spot Downpayment, 10% paid over 18 months, 80% via bank financing

**A. 1 BEDROOM UNIT**

**I. Cash Payment**

TERMS: 100% Cash

	Unit	Other Charges	
List Price	4,032,189.00		
Less: Regular Discount	10% <u>403,218.90</u>		
<b>Net</b>	3,628,970.10	127,013.95	
Add: VAT	12% 435,476.41		
<b>Net Contract Price</b>	<u><b>4,064,446.51</b></u>	<u><b>127,013.95</b></u>	<u><b>4,191,460.47</b></u>
Less: Reservation Fee	<u>50,000.00</u>		
<b>Net</b>	<u><b>4,014,446.51</b></u>	<u><b>127,013.95</b></u>	
Payable in 1 month	<b>4,014,446.51</b>	<b>127,013.95</b>	<b>4,141,460.47</b> cash

## II. Deferred Payment Scheme

a. TERMS: 20% DP; 80% over 2 years

		<u>Unit</u>	<u>Other Charges</u>	
List Price		4,032,189.00		
Less: Regular Discount	<u>5%</u>	201,609.45		
<b>Net</b>		3,830,579.55	134,070.28	
Add: 12% VAT		459,669.55		
<b>Contract Price</b>		<b>4,290,249.10</b>	<b>134,070.28</b>	<b>4,424,319.38</b>
<b>Downpayment</b>	<b><u>20%</u></b>	858,049.82		
Less: Reservation Fee		50,000.00		
<b>Net Downpayment</b>		<b>808,049.82</b>		<b>808,049.82</b> cash
<b>Balance</b>	<b><u>80%</u></b>	<b>3,432,199.28</b>	-	
Monthly Amortization	24 mos:	<b>143,008.30</b>		<b>143,008.30</b> per month

b. TERMS: 10% DP; 90% over 2 years

		<u>Unit</u>	<u>Other Charges</u>	
List Price		4,032,189.00		
Less: Regular Discount	<u>4%</u>	161,287.56		
<b>Net</b>		3,870,901.44	135,481.55	
Add: 12% VAT		464,508.17		
<b>Contract Price</b>		<b>4,335,409.61</b>	<b>135,481.55</b>	<b>4,470,891.16</b>
<b>Downpayment</b>	<b><u>10%</u></b>	433,540.96		
Less: Reservation Fee		50,000.00		
<b>Net Downpayment</b>		<b>383,540.96</b>		<b>383,540.96</b> cash
<b>Balance</b>	<b><u>90%</u></b>	<b>3,901,868.65</b>	-	
Monthly Amortization	24 mos:	<b>162,577.86</b>		<b>162,577.86</b> per month

### III. Bank Financing

TERMS: 10% DP; 10% over 18 months; 80% via bank financing

		<u>Unit</u>	<u>Other Charges</u>	
List Price		4,032,189.00		
Less: Regular Discount	0%	<u>-</u>		
<b>Net</b>		4,032,189.00	141,126.62	
Add: 12% VAT		483,862.68		
<b>Total Contract Price</b>		<u><b>4,516,051.68</b></u>	<u><b>141,126.62</b></u>	<u><b>4,657,178.30</b></u>
<b>Downpayment 1</b>	<b>10%</b>	451,605.17		
Less: Reservation Fee		50,000.00		
<b>Net Downpayment</b>		<u><b>401,605.17</b></u>		<u><b>401,605.17</b></u> cash
<b>Downpayment 2</b>	<b>10%</b>	<b>451,605.17</b>	-	
Monthly Amortization	18 mos.	<u><b>25,089.18</b></u>		<u><b>25,089.18</b></u> per month
<b>Balance</b>	<b>80%</b>	<b>3,612,841.34</b>		<b>3,612,841.34</b> Bank Takeout

### B. 2 BEDROOM UNIT

#### I. Cash Payment

TERMS: 100% Cash				
		<u>Unit</u>	<u>Other Charges</u>	
List Price		7,768,785.00		
Less: Regular Discount	10%	<u>776,878.50</u>		
<b>Net</b>		6,991,906.50	244,716.73	
Add: VAT	12%	839,028.78		
<b>Net Contract Price</b>		<u><b>7,830,935.28</b></u>	<u><b>244,716.73</b></u>	<u><b>8,075,652.01</b></u>
Less: Reservation Fee		50,000.00		
<b>Net</b>		<u><b>7,780,935.28</b></u>	<u><b>244,716.73</b></u>	
Payable in 1 month		<b>7,780,935.28</b>	<b>244,716.73</b>	<b>8,025,652.01</b> cash

## II. Deferred Payment Scheme

a. TERMS: 20% DP; 80% over 2 years

		<u>Unit</u>	<u>Other Charges</u>	
List Price		7,768,785.00		
Less: Regular Discount	5%	<u>388,439.25</u>		
<b>Net</b>		7,380,345.75	258,312.10	
Add: 12% VAT		885,641.49		
<b>Total Contract Price</b>		<u><b>8,265,987.24</b></u>	<u><b>258,312.10</b></u>	<u><b>8,524,299.34</b></u>
<b>Downpayment</b>	<b>20%</b>	1,653,197.45		
Less: Reservation Fee		<u>50,000.00</u>		
<b>Net Downpayment</b>		<u><b>1,603,197.45</b></u>		<b>1,603,197.45</b> cash
<b>Balance</b>	<b>80%</b>	<b>6,612,789.79</b>	-	
Monthly Amortization	24 mos:	<b>275,532.91</b>		<b>275,532.91</b> per month

b. TERMS: 10% DP; 90% over 2 years

		<u>Unit</u>	<u>Other Charges</u>	
List Price		7,768,785.00		
Less: Regular Discount	4%	<u>310,751.40</u>		
<b>Net</b>		7,458,033.60	261,031.18	
Add: 12% VAT		894,964.03		
<b>Total Contract Price</b>		<u><b>8,352,997.63</b></u>	<u><b>261,031.18</b></u>	<u><b>8,614,028.81</b></u>
<b>Downpayment</b>	<b>10%</b>	835,299.76		
Less: Reservation Fee		<u>50,000.00</u>		
<b>Net Downpayment</b>		<u><b>785,299.76</b></u>		<b>785,299.76</b> cash
<b>Balance</b>	<b>90%</b>	<b>7,517,697.87</b>	-	
Monthly Amortization	24 mos:	<b>313,237.41</b>		<b>313,237.41</b> per month

### III. Bank Financing

TERMS: 10% DP; 10% over 18 months; 80% via bank financing

		<u>Unit</u>	<u>Other</u> <u>Charges</u>	
List Price		7,768,785.00		
Less: Regular Discount	0%	<u>-</u>		
<b>Net</b>		7,768,785.00	271,907.48	
Add: 12% VAT		932,254.20		
<b>Total Contract Price</b>		<u><b>8,701,039.20</b></u>	<u><b>271,907.48</b></u>	<u><b>8,972,946.68</b></u>
<b>Downpayment 1</b>	<b>10%</b>	870,103.92		
Less: Reservation Fee		50,000.00		
<b>Net Downpayment</b>		<u><b>820,103.92</b></u>		<u><b>820,103.92</b></u> cash
<b>Downpayment 2</b>	<b>10%</b>	<b>870,103.92</b>	-	
Monthly Amortization	18 mos.	<u><b>48,339.11</b></u>		<u><b>48,339.11</b></u> per month
<b>Balance</b>	<b>80%</b>	<b>6,960,831.36</b>		<b>6,960,831.36</b> Bank Takeout

### C. 3 BEDROOM UNIT

#### I. Cash Payment

TERMS: 100% Cash

		<u>Unit</u>	<u>Other</u> <u>Charges</u>	
List Price		14,995,628.00		
Less: Regular Discount	10%	<u>1,499,562.80</u>		
<b>Net</b>		13,496,065.20	472,362.28	
Add: VAT	12%	1,619,527.82		
<b>Net Contract Price</b>		<u><b>15,115,593.02</b></u>	<u><b>472,362.28</b></u>	<u><b>15,587,955.31</b></u>
Less: Reservation Fee		50,000.00		
<b>Net</b>		<u><b>15,065,593.02</b></u>	<u><b>472,362.28</b></u>	
Payable in 1 month		<b>15,065,593.02</b>	<b>472,362.28</b>	<b>15,537,955.31</b> cash

## II. Deferred Payment Scheme

a. TERMS: 20% DP; 80% over 2 years

		<u>Unit</u>	<u>Other Charges</u>	
List Price		14,995,628.00		
Less: Regular Discount	5%	<u>749,781.40</u>		
<b>Net</b>		14,245,846.60	498,604.63	
Add: 12% VAT		1,709,501.59		
<b>Contract Price</b>		<u><b>15,955,348.19</b></u>	<u><b>498,604.63</b></u>	<u><b>16,453,952.82</b></u>
<b>Downpayment</b>	<b>20%</b>	3,191,069.64		
Less: Reservation Fee		<u>50,000.00</u>		
<b>Net Downpayment</b>		<u><b>3,141,069.64</b></u>		<b>3,141,069.64</b> cash
<b>Balance</b>	<b>80%</b>	<b>12,764,278.55</b>	-	
Monthly Amortization	24 mos:	<b>531,844.94</b>		<b>531,844.94</b> per month

b. TERMS: 10% DP; 90% over 2 years

		<u>Unit</u>	<u>Other Charges</u>	
List Price		14,995,628.00		
Less: Regular Discount	4%	<u>599,825.12</u>		
<b>Net</b>		14,395,802.88	503,853.10	
Add: 12% VAT		1,727,496.35		
<b>Total Contract Price</b>		<u><b>16,123,299.23</b></u>	<u><b>503,853.10</b></u>	<u><b>16,627,152.33</b></u>
<b>Downpayment</b>	<b>10%</b>	1,612,329.92		
Less: Reservation Fee		<u>50,000.00</u>		
<b>Net Downpayment</b>		<u><b>1,562,329.92</b></u>		<b>1,562,329.92</b> cash
<b>Balance</b>	<b>90%</b>	<b>14,510,969.30</b>	-	
Monthly Amortization	24 mos.	<b>604,623.72</b>		<b>604,623.72</b> per month

### III. Bank Financing

TERMS: 10% DP; 10% over 18 months; 80% via bank financing				
		<u>Unit</u>	<u>Other</u>	
			<u>Charges</u>	
List Price		14,995,628.00		
Less: Regular Discount	<u>0%</u>	-		
<b>Net</b>		14,995,628.00	524,846.98	
Add: 12% VAT		1,799,475.36		
<b>Total Contract Price</b>		16,795,103.36	524,846.98	<b>17,319,950.34</b>
<b>Downpayment 1</b>	<b><u>10%</u></b>	1,679,510.34		
Less: Reservation Fee		50,000.00		
<b>Net Downpayment</b>		<b>1,629,510.34</b>		<b>1,629,510.34</b> cash
<b>Downpayment 2</b>	<b><u>10%</u></b>	<b>1,679,510.34</b>	-	
Monthly Amortization	<u>18 mos.</u>	<b>93,306.13</b>		<b>93,306.13</b> per month
<b>Balance</b>	<b><u>80%</u></b>	<b>13,436,082.69</b>		<b>13,436,082.69</b> Bank Takeout

\* Other Charges is 3.5 % of Net List Price. This covers transfer fees, documentary stamp, registration fee, notarial and other incidental charges

\* The developer has the right to correct the figures appearing herein in the event errors are discovered.