## **ONE CENTRAL MAKATI Turn Over Date: October 2012**

Sample Investment Computation

 
 FOR :
 Floor Area (sqm)
 49.0

 FROM : Richard G.
 Selling Price
 4,508,000.00

 FLOOR: 3rd Unit :
 Net Selling Price
 P
 4,508,000.00

 Type
 : 1 Bedroom Flat
 Carpark Price
 P
 680,000.00

 Carpark:
 PODIUM 6
 Total Contract Price
 P
 4,508,000.00
 P
 680,000.00

· -	1 4,300,000.00	1 000,000.00
SPECIAL TERMS	W/OUT PARKING	W/ PARKING
OPTION 1		(optional)
CONTRACT PRICE	P 4,508,000.00	P 680,000.00
35% MONTHLY AMORTIZATION @ 0% INTEREST	P 1,577,800.00	P 238,000.00
PAYABLE IN 60 MONTHS		
AT P 131,483.33 unit only/mo		
P 19,833.33 carpark/mo	D 005 400 00	D 04.000.00
5% LUMPSUM payable on the 12th month  Less: RESERVATION	P 225,400.00	P 34,000.00
Less: RESERVATION Lumpsum Balance	( 50,000.00 ) P 175,400.00	P 34,000.00
Lumpsum balance	P 175,400.00	P 34,000.00
5% LUMPSUM payable on the 24th month	P 225,400.00	P 34,000.00
5% LUMPSUM payable on the 36th month	P 225,400.00	P 34,000.00
5% LUMPSUM payable on the 48th month	P 225,400.00	P 34,000.00
5% LUMPSUM payable on the 60th month	P 225,400.00	P 34,000.00
370 LOWN GOW payable on the doth month	223,400.00	1 34,000.00
40% UPON UNIT TURN OVER	P 1,803,200.00	P 272,000.00
TOTAL CONTRACT PRICE (net of discount	P 12,626,250.00	P 680,000.00
OPTION 2		
CONTRACT PRICE	P 4,508,000.00	P 680,000.00
40% MONTHLY AMORTIZATION @ 0% INTEREST	P 1,803,200.00	P 272,000.00
PAYABLE IN 60 MONTHS		
AT P 30,053.33 unit only/mo		
P <u>27,200.00</u> carpark/mo		
5% LUMPSUM payable on the 20th month	P 225,400.00	P 34,000.00
Less: RESERVATION	( 50,000.00 )	
Lumpsum Balance	P 175,400.00	P 34,000.00
FOULTHADOLINA according to the COMM according	P 225,400.00	P 34.000.00
5% LUMPSUM payable on the 30th month		,
<ul><li>5% LUMPSUM payable on the 40th month</li><li>5% LUMPSUM payable on the 50th month</li></ul>	· · · · · · · · · · · · · · · · · · ·	
5% LOWPSOW payable on the 50th month	P 225,400.00	P 34,000.00
40% UPON UNIT TURN OVER	P 1,803,200.00	P 272,000.00
40% of old old Fold over	1,000,200.00	272,000.00
TOTAL CONTRACT PRICE (net of discount	P 12,626,250.00	P 680,000.00
OPTION 3		
CONTRACT PRICE	P 4.508.000.00	P 680.000.00
Less: RESERVATION	P 4,508,000.00 ( <b>50,000.00</b> )	P 680,000.00
NET BALANCE	P 4,458,000.00	P 680,000.00
NET BALANCE	P 4,458,000.00	P 680,000.00
55% MONTHLY AMORTIZATION @ 0% INTEREST	P 2,451,900.00	P 374,000.00
PAYABLE IN 60 MONTHS	2,431,300.00	. 37 4,000.00
AT <b>P 40,865.00</b> unit only/mo		
P 6,233.33 carpark/mo		
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45% UPON UNIT TURN OVER	P 2,006,100.00	P 306,000.00
TOTAL CONTRACT PRICE (net of discount	P 4,508,000.00	P 680,000.00

Note: Megaworld Corp. reserves the right to correct any error appearing on this page. Reservation of P50,000 is part of the downpayment and is non-refundable in case of cancellation/withdrawal by the buyer. Kindly make all checks payable to MEGAWORLD CORP.

Turn over Balance can be payable in full Cash or thru Pre-approved Bank Financing in 5, 10 or 15 years to pay