

ONE CENTRAL MAKATI Turn Over Date: October 2012

Sample Investment Computation

FOR :		Floor Area (sqm)	49.0	3/23/2008
FROM Richard G.		Selling Price	P 4,508,000.00	11:06 PM
Floor : 3rd				
Unit : F		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

OPTION 1 - SPOT CASH	UNIT ONLY	CARPARK (optional)
CASH	P 4,508,000.00	P 680,000.00
Less : 20% Discount (on unit price)	901,600.00	
Net Unit Price	P 3,606,400.00	P 680,000.00
Less : RESERVATION	(50,000.00)	()
Balance Payable after 30 days	P 3,556,400.00	P 680,000.00
TOTAL CONTRACT PRICE (net of discounts)	P 3,606,400.00	P 680,000.00
OPTION 2 - 20% DOWNPAYMENT		
20% DOWNPAYMENT	P 901,600.00	P 136,000.00
Less : 12.5% Discount on DP	112,700.00	
Net Downpayment	P 788,900.00	P 136,000.00
Less : RESERVATION	(50,000.00)	(-)
Balance Downpayment	P 738,900.00	P 136,000.00
40% PAYABLE IN 50 MONTHS @ 0% INTEREST	P 1,803,200.00	P 272,000.00
AT P 36,064.00 unit only/mo		
P 5,440.00 carpark/mo.		
40% UPON UNIT TURN OVER	P 1,803,200.00	P 272,000.00
TOTAL CONTRACT PRICE (net of discounts)	P 4,395,300.00	P 680,000.00
OPTION 3 - 30% DOWNPAYMENT		
30% DOWNPAYMENT	P 1,352,400.00	P 204,000.00
Less : 15% Discount on DP	202,860.00	
Net Downpayment	P 1,149,540.00	P 204,000.00
Less : RESERVATION	(50,000.00)	(-)
Balance Downpayment	P 1,099,540.00	P 204,000.00
30% PAYABLE IN 50 MONTHS @ 0% INTEREST	P 1,352,400.00	P 204,000.00
AT P 27,048.00 unit only/mo		
P 4,080.00 carpark/mo.		
40% UPON UNIT TURN OVER	P 1,803,200.00	P 272,000.00
TOTAL CONTRACT PRICE (net of discounts)	P 4,305,140.00	P 680,000.00
OPTION 4 - 10% DOWNPAYMENT		
10% DOWNPAYMENT	P 450,800.00	P 68,000.00
Less : 5% Discount on DP	22,540.00	
Net Downpayment	P 428,260.00	P 68,000.00
Less : RESERVATION	(50,000.00)	(-)
Balance Downpayment	P 378,260.00	P 68,000.00
50% PAYABLE IN 50 MONTHS @ 0% INTEREST	P 2,254,000.00	P 340,000.00
AT P 45,080.00 unit only/mo		
P 6,800.00 carpark/mo.		
40% UPON UNIT TURN OVER	P 1,803,200.00	P 272,000.00
TOTAL CONTRACT PRICE (net of discounts)	P 4,485,460.00	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