

ONE CENTRAL MAKATI Turn Over Date: October 2012

Sample Investment Computation

FOR : _____	Floor Area (sqm)	134.0	3/23/2008
FROM : _____	Selling Price	P 12,328,000.00	11:20 PM
Floor : 3rd			
Unit : G	Net Selling Price	P 12,328,000.00	
Type : 3 Bedroom Flat	Carpark Price		P 680,000.00
Carpark: PODIUM 6	Total Contract Price	P 12,328,000.00	P 680,000.00

OPTION 1 - SPOT CASH	UNIT ONLY	CARPARK (optional)
CASH	P 12,328,000.00	P 680,000.00
Less : 20% Discount (on unit price)	2,465,600.00	
Net Unit Price	P 9,862,400.00	P 680,000.00
Less : RESERVATION	(50,000.00)	()
Balance Payable after 30 days	P 9,812,400.00	P 680,000.00
TOTAL CONTRACT PRICE (net of discounts)	P 9,862,400.00	P 680,000.00
OPTION 2 - 20% DOWNPAYMENT		
20% DOWNPAYMENT	P 2,465,600.00	P 136,000.00
Less : 12.5% Discount on DP	308,200.00	
Net Downpayment	P 2,157,400.00	P 136,000.00
Less : RESERVATION	(50,000.00)	(-)
Balance Downpayment	P 2,107,400.00	P 136,000.00
40% PAYABLE IN 50 MONTHS @ 0% INTEREST	P 4,931,200.00	P 272,000.00
AT P 98,624.00 unit only/mo		
P 5,440.00 carpark/mo.		
40% UPON UNIT TURN OVER	P 4,931,200.00	P 272,000.00
TOTAL CONTRACT PRICE (net of discounts)	P 12,019,800.00	P 680,000.00
OPTION 3 - 30% DOWNPAYMENT		
30% DOWNPAYMENT	P 3,698,400.00	P 204,000.00
Less : 15% Discount on DP	554,760.00	
Net Downpayment	P 3,143,640.00	P 204,000.00
Less : RESERVATION	(50,000.00)	(-)
Balance Downpayment	P 3,093,640.00	P 204,000.00
30% PAYABLE IN 50 MONTHS @ 0% INTEREST	P 3,698,400.00	P 204,000.00
AT P 73,968.00 unit only/mo		
P 4,080.00 carpark/mo.		
40% UPON UNIT TURN OVER	P 4,931,200.00	P 272,000.00
TOTAL CONTRACT PRICE (net of discounts)	P 11,773,240.00	P 680,000.00
OPTION 4 - 10% DOWNPAYMENT		
10% DOWNPAYMENT	P 1,232,800.00	P 68,000.00
Less : 5% Discount on DP	61,640.00	
Net Downpayment	P 1,171,160.00	P 68,000.00
Less : RESERVATION	(50,000.00)	(-)
Balance Downpayment	P 1,121,160.00	P 68,000.00
50% PAYABLE IN 50 MONTHS @ 0% INTEREST	P 6,164,000.00	P 340,000.00
AT P 123,280.00 unit only/mo		
P 6,800.00 carpark/mo.		
40% UPON UNIT TURN OVER	P 4,931,200.00	P 272,000.00
TOTAL CONTRACT PRICE (net of discounts)	P 12,266,360.00	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