

The Ellis

Sample Investment Computation

FOR : _____	Floor Area (sqm)	69.0	
FROM : _____	Selling Price	P 12,227,000.00	
Floor : 18			
Unit : F	Net Selling Price	P 12,227,000.00	
Type : EXEC 1BR W/ Bal	Carpark Price	P _____	
Carpark: _____	Total Contract Price	P 12,227,000.00	P _____

OPTION 1 - SPOT CASH	UNIT ONLY	CARPARK
CASH	P 12,227,000.00	P -
Less : 10% Discount (on unit price)	1,222,700.00	
Net Unit Price	P 11,004,300.00	P -
Less : RESERVATION	(30,000.00)	()
Balance Payable after 30 days	P 10,974,300.00	P -
TOTAL CONTRACT PRICE (net of discounts)	P 11,004,300.00	P -
OPTION 2 30% DOWNPAYMENT		
30% DOWNPAYMENT	P 3,668,100.00	P -
Less : 5.0% Discount on DP	183,405.00	
Net Downpayment	P 3,484,695.00	
Less : RESERVATION	(30,000.00)	
Balance Downpayment	P 3,454,695.00	
20% PAYABLE IN 60 MONTHS @ 0% INTEREST	P 2,445,400.00	P -
AT P 40,756.67 unit only/mo		
P - carpark/mo.		
50% UPON UNIT TURN OVER	P 6,113,500.00	P -
TOTAL CONTRACT PRICE (net of discounts)	P 12,043,595.00	P -

Notes :

- 1.) This document does not constitute nor form part of any contract, and is for information purposes only.
- 2.) Reservation fee: P 30,000.00 / unit
- 3.) Late payments may subject the above terms to recomputation for possible penalties, interest or other adjustments as may be determined by the SELLER.
- 4.) PDCs are required for all payments, and should be made payable to Megaworld Corporation. PDCs for Other Charges should be made payable to Megaworld Corporation.
- 5.) Registration expenses and taxes, included Value Added Tax (VAT) and Real Property Tax (RPT) are subject to change based on the government's mandated rates or BIR ruling prevailing during the registration of the documents covering the transaction.
Any increase in the amounts payable due to an upward adjustment of the applicable rates as mandated by the government shall be paid by the PURCHASER.
- 6.) Notwithstanding the above payment terms, all outstanding balances shall become due and payable upon turnover.
- 7.) Megaworld Corp. reserves the right to correct any error appearing on this page. Kindly make all checks payable to MEGAWORLD CORPORATION.
The reservation fee or initial monthly fee is non-refundable in case of cancellation or withdrawal by the buyer. Prices are subject to change without prior notice.
- 8.) The PDC discount can only be granted if complete post dated checks are submitted to Megaworld Corporation Head office or Marketing office within the given period as stated in the reservation agreement form.
- 9.) This discount is only applicable to payment terms with monthly amortization and is automatically forfeited if at least one of the cheques submitted has bounced or is replaced or if incomplete PDCs are provided within the given period.
- 10.) Any or all of the discounts stated herein may be forfeited if applied payment term is not among the standard terms given in this sample computation.
- 11.) Discounts are not applicable on parking slots.

