

Sample investment computation for **THREE CENTRAL**

Project name :
Unit Type :
Floor :
Area (SQM):
Total Contract Price :

THREE CENTRAL
1 BEDROOM
35th floor (unit I)
46.7
Php9,320,000

CASH TERM

Total Contract Price :
<i>Less 15% Discount :</i>
Net Unit Price :
Less Reservation Fee :

Php9,320,000
<i>Php1,398,000</i>
Php7,922,000
<i>Php30,000</i>

Balance Payable after 30 days :

Php7,892,000

INCOME ANALYSIS FOR INVESTMENT USE

INCOME

*Estimated rental rate @ **Php 1,300** per sqm

RENTAL RATE PER MONTH: <i>Php 1,300/sqm x (area)</i>
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Php60,710

NET RENTAL RATE IN A YEAR: <i>rental rate x 11 months</i>
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Php667,810

(Excluding : 1 month agent's commission)

NET RENTAL YIELD : <i>(net rental rate ÷ Contract price x 100%)</i>

7%
