

Please input data

Date:	January 08, 2025
Client's Name:	-
Agent's Name:	
Tower:	The Spinnaker
Floor:	9
Unit No:	A
Unit Type:	2 Bedroom Beachfront
Floor Area (sqm):	90.60
Price/sqm:	373,500.00
Total Selling Price:	33,839,100.00

PAYMENT MILESTONE	Payment Term Options				
	STANDARD TERM SPOT CASH 20% Discount on Selling Price 90% Payable within 30 days after RF 10% Retention	STANDARD TERM DEFERRED 1 15% Discount on Selling Price, 5% Spot DP, 95% Payable over 48months, no interest	STANDARD TERM DEFERRED 2 10% Discount on Selling Price, 100% Net Selling Price Payable over 48months, no interest	STANDARD TERM INSTALLMENT 1 5% Discount on Selling Price, 5% DP payable in 3 months, Php 140,000.00 /month for 45 months, Remaining balance Lumped sum	STANDARD TERM INSTALLMENT 2 2.5% Discount on Selling Price, Php 160,000.00 /month for 48 months, Remaining balance Lumped sum
Total Selling Price	P 33,839,100.00	P 33,839,100.00	P 33,839,100.00	P 33,839,100.00	P 33,839,100.00
Outright Discount	20%	15%	10%	5%	2.5%
Less: Outright Discount	-P 6,767,820.00	-P 5,075,865.00	-P 3,383,910.00	-P 1,691,955.00	-P 845,977.50
Total Contact Price	P 27,071,280.00	P 28,763,235.00	P 30,455,190.00	P 32,147,145.00	P 32,993,122.50
Payment Stage					
Reservation Fee (RF)	P 100,000.00	P 100,000.00	P 100,000.00	P 100,000.00	P 100,000.00
1st month	P 24,264,152.00	P 1,338,161.75	P 632,400.00	P 502,500.00	P 160,000.00
2nd month		P 569,300.00	P 632,400.00	P 502,500.00	P 160,000.00
3rd month		P 569,300.00	P 632,400.00	P 502,357.25	P 160,000.00
4th month		P 569,300.00	P 632,400.00	P 140,000.00	P 160,000.00
5th month		P 569,300.00	P 632,400.00	P 140,000.00	P 160,000.00
6th month		P 569,300.00	P 632,400.00	P 140,000.00	P 160,000.00
7th month		P 569,300.00	P 632,400.00	P 140,000.00	P 160,000.00
8th month		P 569,300.00	P 632,400.00	P 140,000.00	P 160,000.00
9th month		P 569,300.00	P 632,400.00	P 140,000.00	P 160,000.00
10th month		P 569,300.00	P 632,400.00	P 140,000.00	P 160,000.00
11th month		P 569,300.00	P 632,400.00	P 140,000.00	P 160,000.00
12th month		P 569,300.00	P 632,400.00	P 140,000.00	P 160,000.00
13th month		P 569,300.00	P 632,400.00	P 140,000.00	P 160,000.00
14th month		P 569,300.00	P 632,400.00	P 140,000.00	P 160,000.00
15th month		P 569,300.00	P 632,400.00	P 140,000.00	P 160,000.00
16th month		P 569,300.00	P 632,400.00	P 140,000.00	P 160,000.00
17th month		P 569,300.00	P 632,400.00	P 140,000.00	P 160,000.00
18th month		P 569,300.00	P 632,400.00	P 140,000.00	P 160,000.00
19th month		P 569,300.00	P 632,400.00	P 140,000.00	P 160,000.00
20th month		P 569,300.00	P 632,400.00	P 140,000.00	P 160,000.00
21st month		P 569,300.00	P 632,400.00	P 140,000.00	P 160,000.00
22nd month		P 569,300.00	P 632,400.00	P 140,000.00	P 160,000.00
23rd month		P 569,300.00	P 632,400.00	P 140,000.00	P 160,000.00
24th month		P 569,300.00	P 632,400.00	P 140,000.00	P 160,000.00
25th month		P 569,300.00	P 632,400.00	P 140,000.00	P 160,000.00
26th month		P 569,300.00	P 632,400.00	P 140,000.00	P 160,000.00
27th month		P 569,300.00	P 632,400.00	P 140,000.00	P 160,000.00
28th month		P 569,300.00	P 632,400.00	P 140,000.00	P 160,000.00
29th month		P 569,300.00	P 632,400.00	P 140,000.00	P 160,000.00
30th month		P 569,300.00	P 632,400.00	P 140,000.00	P 160,000.00
31st month		P 569,300.00	P 632,400.00	P 140,000.00	P 160,000.00
32nd month		P 569,300.00	P 632,400.00	P 140,000.00	P 160,000.00
33rd month		P 569,300.00	P 632,400.00	P 140,000.00	P 160,000.00
34th month		P 569,300.00	P 632,400.00	P 140,000.00	P 160,000.00
35th month		P 569,300.00	P 632,400.00	P 140,000.00	P 160,000.00
36th month		P 569,300.00	P 632,400.00	P 140,000.00	P 160,000.00
37th month		P 569,300.00	P 632,400.00	P 140,000.00	P 160,000.00
38th month		P 569,300.00	P 632,400.00	P 140,000.00	P 160,000.00
39th month		P 569,300.00	P 632,400.00	P 140,000.00	P 160,000.00
40th month		P 569,300.00	P 632,400.00	P 140,000.00	P 160,000.00
41st month		P 569,300.00	P 632,400.00	P 140,000.00	P 160,000.00
42nd month		P 569,300.00	P 632,400.00	P 140,000.00	P 160,000.00
43rd month		P 569,300.00	P 632,400.00	P 140,000.00	P 160,000.00
44th month		P 569,300.00	P 632,400.00	P 140,000.00	P 160,000.00
45th month		P 569,300.00	P 632,400.00	P 140,000.00	P 160,000.00
46th month		P 569,300.00	P 632,400.00	P 140,000.00	P 160,000.00
47th month		P 569,300.00	P 632,400.00	P 140,000.00	P 160,000.00
48th month	P 2,707,128.00	P 569,300.00	P 632,390.00	P 140,000.00	P 160,000.00
49th month		P 567,973.25		P 24,239,787.75	P 25,213,122.50
50th month					
Total Payments	P 27,071,280.00	P 28,763,235.00	P 30,455,190.00	P 32,147,145.00	P 32,993,122.50
Other Charges:	P 1,624,276.80	P 1,725,794.10	P 1,827,311.40	P 1,928,828.70	P 1,979,587.35

P 34,075,973.70

- The sample computation above is being shown for presentation purposes only. The Registered Seller does not guarantee the availability of the unit/lot by the time the buyer decides to pursue with the purchase.
- In our continuing effort to improve our product, we reserve the right to make changes or modifications to the site plan in terms of sizes, dimensions and features, without notice.
- All lot area measurements are approximate and subject to final verification. Additional lot areas will be charged at the prevailing market prices.
- Prices are VAT inclusive (if applicable). VAT is stated per government regulation.
- The Net Contract Price is exclusive of fire insurance, mortgage redemption fees, miscellaneous fees, documentary stamp tax, transfer fees, etc. which are for the buyers' account.
- Other Charges is inclusive of admin fees, registration fees, miscellaneous fees and transfer tax.
- Prices are subject to change without prior notice.
- Seller reserves the right to make necessary changes on the other charges, as it may deem necessary, without prior notice.
- Buyer is required to issue post-dated checks for the Net Contract Price payable to Registered Seller and for the Other Charges payable to Lando Pacific Corporation.
- Other Charges are fixed percentage of Net Contract Price regardless of payment term option.