

STANDARD SAMPLE COMPUTATIONS

	Sep 27, 2024
Unit	47H
Wing	0
Description	2BR Signature
Area in sqm	123.66
Unit Price without VAT	Php39,310,000.00
Unit Price with VAT	Php44,027,200.00
Parking Price without VAT	Php2,500,000.00
Parking Price with VAT	Php2,800,000.00
Total Contract Price with VAT	Php46,827,200.00
Assigned Parking Slot	P5-30/31

Option 1	95-5		AMOUNT
	Unit Price	P	39,310,000.00
12%	Term Discount	P	4,717,200.00
0%	Bulk Buyer Discount	P	-
0.0%	Repeat Buyer Discount	P	-
	Parking Price	P	2,500,000.00
	Net Price: Unit and Parking Slots	P	37,092,800.00
	Total Price with VAT	P	41,543,936.00
	Reservation Fee	P	200,000.00
95%	Downpayment (1st month)	P	39,266,739.20
5%	Balance on the 72nd month	P	2,077,196.80
	Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.)	P	2,077,196.80
	Total	P	43,621,132.80

Option 2	Annual Payment		AMOUNT
	Unit Price	P	39,310,000.00
5%	Term Discount	P	1,965,500.00
0%	Bulk Buyer Discount	P	-
0.0%	Repeat Buyer Discount	P	-
	Parking Price	P	2,500,000.00
	Net Price: Unit and Parking Slots	P	39,844,500.00
	Total Price with VAT	P	44,625,840.00
	Reservation Fee	P	200,000.00
14.3%	Downpayment (1st month)	P	6,175,120.00
14.3%	on the 12th month	P	6,375,120.00
14.3%	on the 24th month	P	6,375,120.00
14.3%	on the 36th month	P	6,375,120.00
14.3%	on the 48th month	P	6,375,120.00
14.3%	on the 60th month	P	6,375,120.00
14.3%	on the 72nd month	P	6,375,120.00
	Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.)	P	2,231,292.00
	Total	P	46,857,132.00

Option 3	20-30(70)-50		AMOUNT
	Unit Price	P	39,310,000.00
2.5%	Term Discount	P	982,750.00
0%	Bulk Buyer Discount	P	-
0.0%	Repeat Buyer Discount	P	-
	Parking Price	P	2,500,000.00
	Net Price: Unit and Parking Slots	P	40,827,250.00
	Total Price with VAT	P	45,726,520.00
	Reservation Fee	P	200,000.00
20%	Downpayment (1st month)	P	8,945,304.00
30%	Amount for Amortization	P	13,717,956.00
	70 Monthly Amortizations (2nd - 71st month)	P	195,970.80
50%	Balance on the 72nd month	P	22,863,260.00
	Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.)	P	2,286,326.00
	Total	P	48,012,846.00

Option 4	20-20(70)-60		AMOUNT
	Unit Price	P	39,310,000.00
1.75%	Term Discount	P	687,925.00

0%	Bulk Buyer Discount		₱	-
0.0%	Repeat Buyer Discount	SHANG	₱	-
	Parking Price	BAUHINTA	₱	2,500,000.00
	Net Price: Unit and Parking Slots	RESIDENCES	₱	41,122,075.00
	Total Price with VAT		₱	46,056,724.00
	Reservation Fee		₱	200,000.00
20%	Downpayment (1st month)		₱	9,011,344.80
20%	Amount for Amortization		₱	9,211,344.80
	70 Monthly Amortizations (2nd - 71st month)		₱	131,590.64
60%	Balance on the 72nd month		₱	27,634,034.40
	Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.)		₱	2,302,836.20
	Total		₱	48,359,560.20

Option 5 10-30(70)-60		AMOUNT		
	Unit Price	₱		39,310,000.00
1%	Term Discount	₱		393,100.00
0%	Bulk Buyer Discount	₱		-
0.0%	Repeat Buyer Discount	₱		-
	Parking Price	₱		2,500,000.00
	Net Price: Unit and Parking Slots	₱		41,416,900.00
	Total Price with VAT	₱		46,386,928.00
	Reservation Fee	₱		200,000.00
10%	Downpayment (1st month)	₱		4,438,692.80
30%	Amount for Amortization	₱		13,916,078.40
	70 Monthly Amortizations (2nd - 71st month)	₱		198,801.12
60%	Balance on the 72nd month	₱		27,832,156.80
	Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.)	₱		2,319,346.40
	Total	₱		48,706,274.40

Option 6 10-20(70)-70 step-up		AMOUNT		
	Unit Price	₱		39,310,000.00
0%	Bulk Buyer Discount	₱		-
0.0%	Repeat Buyer Discount	₱		-
	Parking Price	₱		2,500,000.00
	Total Price Unit and Parking Slots	₱		41,810,000.00
	Total Price with VAT	₱		46,827,200.00
	Reservation Fee	₱		200,000.00
10%	Downpayment (1st month)	₱		4,482,720.00
20%	Amount for Amortization	₱		9,365,440.00
	5% over 24 Monthly Amortizations (2nd - 25th month)	₱		97,556.67
	7% over 24 Monthly Amortizations (26th - 49th month)	₱		136,579.33
	8% over 22 Monthly Amortizations (50th - 71st month)	₱		170,280.73
70%	Balance on the 72nd month	₱		32,779,040.00
	Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.)	₱		2,341,360.00
	Total	₱		49,168,560.00

Launch Promo 1 5(2)-5(6)-20(63)-70 step-up		AMOUNT		
	Unit Price	₱		39,310,000.00
0%	Bulk Buyer Discount	₱		-
0.0%	Repeat Buyer Discount	₱		-
	Parking Price	₱		2,500,000.00
	Net Price: Unit and Parking Slots	₱		41,810,000.00
	Total Price with VAT	₱		46,827,200.00
	Reservation Fee	₱		200,000.00
5%	Downpayment	₱		2,141,360.00
	2 Monthly Amortizations (1st to 2nd month)	₱		1,070,680.00
5%	Downpayment	₱		2,341,360.00
	6 Monthly Amortizations (3rd to 8th month)	₱		390,226.67
20%	Amount for Amortization	₱		9,365,440.00
	5% over 24 Monthly Amortizations (9th - 32nd month)	₱		97,556.67
	7% over 24 Monthly Amortizations (33rd to 56th month)	₱		136,579.33
	8% over 15 Monthly Amortizations (57th - 71st month)	₱		249,745.07
70%	Balance on the 72nd month	₱		32,779,040.00
	Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.)	₱		2,341,360.00
	Total	₱		49,168,560.00

• Post dated checks are required.

• Please make all checks payable to **SHANG PROPERTIES REALTY CORP.**

• All monthly amortizations and final balance including other charges shall become due and demandable upon turnover.

* Prices stated for this unit are for illustration purposes only to manage pre-launch demand. Actual unit availability and price to be determined based on priority selling pre-set guidelines.