shang BAUHINIA residences

STANDARD SAMPLE COMPUTATIONS

	Sep 27, 2024
Unit	47A
Wing	0
Description	3BR Signature
Area in sqm	211.79
Unit Price without VAT	Php69,540,000.00
Unit Price with VAT	Php77,884,800.00
Parking Price without VAT	Php4,280,000.00
Parking Price with VAT	Php4,793,600.00
Total Contract Price with VAT	Php82,678,400.00
Assigned Parking Slot	P2-95; P2-96/97

Unit Price P 69,540,000.00 12%, Term Discount P 8,344,800.00 0% Bulk Buyer Discount P - 0.0% Repeat Buyer Discount P - Parking Price P 4,280,000.00 Net Price: Unit and Parking Stots P 65,475,200.00 Total Price with VAT P 73,332,224.00 Reservation Fee P 250,000.00 9% Downpayment (1st month) P 666,611.20 Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.) P 3,666,611.20 Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.) P 69,540,000.00 70 Bulk Buyer Discount P - - Unit Price P 69,540,000.00 P 9% Term Discount P - - 0.0% Repeat Buyer Discount P - - 0.1% Repeat Buyer Discount P 7,0343,000.00 - 14.3% on the 24th month P 11,254,880.00 14.3% 14.3% on the 24th month P 1	Option 1	95-5		AMOUNT
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Total P 82,723,368.00 Option 3 20-30(70)-50 AMOUNT Unit Price P 69,540,000.00 2.5% Term Discount P 1,738,500.00 0% Bulk Buyer Discount P - 0.0% Repeat Buyer Discount P - 0.0% Repeat Buyer Discount P - Parking Price P 4,280,000.00 - Net Price: Unit and Parking Slots P 72,081,500.00 - Reservation Fee P 250,000.00 - 20% Downpayment (1st month) P 15,896,256.00 - 30% Amount for Amortization P 24,219,384.00 - 70 Monthly Amortizations (2nd - 71st month) P 345,991.20 - 50% Balance on the 72nd month P 40,365,640.00 - 0ther Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.) P 4,036,564.00 -			•	
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Unit PriceP69,540,000.002.5%Term DiscountP1,738,500.000%Bulk Buyer DiscountP-0.0%Repeat Buyer DiscountP-Parking PriceP4,280,000.00Net Price: Unit and Parking SlotsP72,081,500.00Total Price with VATP80,731,280.00Reservation FeeP250,000.0020%Downpayment (1st month)P15,896,256.0030%Amount for Amortizations (2nd - 71st month)P345,991.2050%Balance on the 72nd monthP4,0365,640.00Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.)P4,036,564.00			-	· · ·
2.5% Term Discount P 1,738,500.00 0% Bulk Buyer Discount P - 0.0% Repeat Buyer Discount P - Parking Price P 4,280,000.00 Net Price: Unit and Parking Slots P 72,081,500.00 Total Price with VAT P 80,731,280.00 Reservation Fee P 250,000.00 20% Downpayment (1st month) P 15,896,256.00 30% Amount for Amortizations (2nd - 71st month) P 345,991.20 50% Balance on the 72nd month P 40,365,640.00 Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.) P 4,036,564.00			Ð	
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Parking Price P 4,280,000.00 Net Price: Unit and Parking Slots P 72,081,500.00 Total Price with VAT P 80,731,280.00 Reservation Fee P 250,000.00 20% Downpayment (1st month) P 15,896,256.00 30% Amount for Amortization P 24,219,384.00 70 Monthly Amortizations (2nd - 71st month) P 345,991.20 50% Balance on the 72nd month P 40,365,640.00 Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.) P 4,036,564.00		•		-
Net Price: Unit and Parking Slots P 72,081,500.00 Total Price with VAT P 80,731,280.00 Reservation Fee P 250,000.00 20% Downpayment (1st month) P 15,896,256.00 30% Amount for Amortization P 24,219,384.00 70 Monthly Amortizations (2nd - 71st month) P 345,991.20 50% Balance on the 72nd month P 40,365,640.00 Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.) P 4,036,564.00			-	-
Total Price with VAT P 80,731,280.00 Reservation Fee P 250,000.00 20% Downpayment (1st month) P 15,896,256.00 30% Amount for Amortization P 24,219,384.00 70 Monthly Amortizations (2nd - 71st month) P 345,991.20 50% Balance on the 72nd month P 40,365,640.00 Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.) P 4,036,564.00		-	-	
Reservation Fee P 250,000.00 20% Downpayment (1st month) P 15,896,256.00 30% Amount for Amortization P 24,219,384.00 70 Monthly Amortizations (2nd - 71st month) P 345,991.20 50% Balance on the 72nd month P 40,365,640.00 Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.) P 4,036,564.00		-	-	
20% Downpayment (1st month) ₱ 15,896,256.00 30% Amount for Amortization ₱ 24,219,384.00 70 Monthly Amortizations (2nd - 71st month) ₱ 345,991.20 50% Balance on the 72nd month ₱ 40,365,640.00 Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.) ₱ 4,036,564.00			-	
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70 Monthly Amortizations (2nd - 71st month)P345,991.2050% Balance on the 72nd monthP40,365,640.00Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.)P4,036,564.00	1			
50% Balance on the 72nd monthP40,365,640.00Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.)P4,036,564.00	30%		-	
Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.) P 4,036,564.00	5001			
Total ₱ 84,767,844.00		Iotal	P	
Option 4 20-20(70)-60 <u>AMOUNT</u>				
Unit Price ₱ 69,540,000.00				
1.75% Term Discount ₱ 1,216,950.00	1.75%	Term Discount	₽	1,216,950.00

0%	Bulk Buyer Discount	₽	-
	Repeat Buyer Discount SHANG	₽	-
	Parking Price BAUHINIA	P	4,280,000.0
	Net Price: Unit and Parking Slots	P	72,603,050.0
	Total Price with VAT	₽	81,315,416.0
	Reservation Fee	P P	250,000.0
		P	16,013,083.2
	Downpayment (1st month) Amount for Amortization	P P	16,263,083.2
20%		₽ F	
000/	70 Monthly Amortizations (2nd - 71st month)	P	232,329.7
	Balance on the 72nd month		48,789,249.6
	Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.)	P	4,065,770.8
	Total	₽	85,381,186.8
	10-30(70)-60		<u>AMOUNT</u>
	Unit Price	₽	69,540,000.0
1%	Term Discount	P	695,400.0
0%	Bulk Buyer Discount	₽	-
	Repeat Buyer Discount	₽	-
	Parking Price	₽	4,280,000.0
	Net Price: Unit and Parking Slots	₽	73,124,600.0
	Total Price with VAT	₽	81,899,552.0
	Reservation Fee	₽	250,000.0
10%	Downpayment (1st month)	₽	7,939,955.2
	Amount for Amortization	₽	24,569,865.6
	70 Monthly Amortizations (2nd - 71st month)	₽	350,998.0
60%	Balance on the 72nd month	₽	49,139,731.2
	Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.)	₱	4,094,977.6
	Total	Ð	85,994,529.6
		•	· · ·
	10-20(70)-70 step-up		<u>AMOUNT</u>
	Unit Price	₽ -	69,540,000.0
	Bulk Buyer Discount	₽	-
	Repeat Buyer Discount	₽	-
	Parking Price	ŧ	4,280,000.0
	Total Price Unit and Parking Slots	₽	73,820,000.0
	Total Price with VAT	₽	82,678,400.0
	Reservation Fee	₽	250,000.0
10%	Downpayment (1st month)	₽	8,017,840.0
20%	Amount for Amortization	₽	16,535,680.0
	5% over 24 Monthly Amortizations (2nd - 25th month)	₽	172,246.6
	7% over 24 Monthly Amortizations (26th - 49th month)	₽	241,145.3
	8% over 22 Monthly Amortizations (50th - 71st month)	₽	300,648.7
70%	Balance on the 72nd month	₽	57,874,880.0
	Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.)	P	4,133,920.0
	Total	Ð	86,812,320.0
	Promo 1 5(2)-5(6)-20(63)-70 step-up		<u>AMOUNT</u>
	Unit Price	P	69,540,000.0
	Bulk Buyer Discount	₽	-
	Repeat Buyer Discount	P	-
	Parking Price	P	4,280,000.0
	Net Price: Unit and Parking Slots	₽	73,820,000.0
	Total Price with VAT	₽	82,678,400.0
	Reservation Fee	P	250,000.0
5%	Downpayment	P	3,883,920.0
	2 Monthly Amortizations (1st to 2nd month)	₽	1,941,960.0
5%	Downpayment	₽	4,133,920.0
	6 Monthly Amortizations (3rd to 8th month)	ŧ	688,986.6
20%	Amount for Amortization	₽	16,535,680.0
	5% over 24 Monthly Amortizations (9th - 32nd month)	ŧ	172,246.6
	7% over 24 Monthly Amortizations (33rd to 56th month)	₽	241,145.3
	8% over 15 Monthly Amortizations (57th - 71st month)	₽	440,951.4
70%	Balance on the 72nd month	₽	57,874,880.0
	Other Charges (Doc Stamps, Transfer Tax, Registration Fee, etc.)	₽	4,133,920.0
	Total	P	86,812,320.0
		-	00,012,02010
	 Post dated checks are required. Please make all checks payable to SHANG PROPERTI 	ES REALTY CO	ORP.