

RANCHO PALOS VERDES

This price computation is updated as of April 2017 (until further notice)

	Regular Inner	Regular Inner	Regular Inner	Regular Inner	Regular Corner	ALTERATIONS Regular Inner	ALTERATIONS Regular Corner	FAIRWAY LOT inner	FAIRWAY LOT inner	FAIRWAY LOT CORNER
Block / Lot #										
Different Lot Sizes (sqm)	300.00	379.00	384.00	529.00	384.00	300.00	300.00	600.00	600.00	599.00
Price per sqm (php)	7,700.00	7,700.00	7,700.00	7,700.00	8,200.00	8,700.00	9,200.00	8,600.00	8,600.00	9,100.00
Subtotal Contract Price	2,310,000.00	2,918,300.00	2,956,800.00	4,073,300.00	3,148,800.00	2,610,000.00	2,760,000.00	5,160,000.00	5,160,000.00	5,450,900.00
Plus 12% VAT (if lot price is Php1.919M and up)	277,200.00	350,196.00	354,816.00	488,796.00	377,856.00	313,200.00	331,200.00			
1 Golf Share, Filipino (share alone) A- P700,000 (if with lot package less P100k)								600,000.00	600,000.00	600,000.00
1 Golf Share, Foreigner (share alone) B- P750,000 (not applicable with lot package)										
2 Golf Shares, Corporation (share alone) C- P850,000 (if with lot package less P100k)										
Net Selling Price	2,587,200.00	3,268,496.00	3,311,616.00	4,562,096.00	3,526,656.00	2,923,200.00	3,091,200.00	5,760,000.00	5,760,000.00	6,050,900.00

SCHEME #1

SPOT CASH with applicable discounts

100% Spot Cash	2,587,200.00	3,268,496.00	3,311,616.00	4,562,096.00	3,526,656.00	2,923,200.00	3,091,200.00	5,760,000.00	5,760,000.00	6,050,900.00
Less: 10% disc if pd 7days, 8% if 30days, 6% if 60 days	(258,720.00)	(326,849.60)	(331,161.60)	(456,209.60)	(352,665.60)	(292,320.00)	(309,120.00)	(576,000.00)	(576,000.00)	(605,090.00)
Total 90% spot cash	2,328,480.00	2,941,646.40	2,980,454.40	4,105,886.40	3,173,990.40	2,630,880.00	2,782,080.00	5,184,000.00	5,184,000.00	5,445,810.00
Less: Reservation Fee	(20,000.00)	(20,000.00)	(20,000.00)	(20,000.00)	(20,000.00)	(20,000.00)	(20,000.00)	(20,000.00)	(20,000.00)	(20,000.00)
Final Spot Cash	2,308,480.00	2,921,646.40	2,960,454.40	4,085,886.40	3,153,990.40	2,610,880.00	2,762,080.00	5,164,000.00	5,164,000.00	5,425,810.00

10% Balance (Retention upon availability of the title)

Note however that spot cash of 100% is applicable if title is available

SCHEME #2

NO RESERVATION FEE, NO DP, STRAIGHT 24MONTHS

SCHEME #3

a> 20% Downpayment (up to 50% DP)	517,440.00	653,699.20	662,323.20	912,419.20	705,331.20	584,640.00	618,240.00	1,152,000.00	1,152,000.00	1,210,180.00
Less: 10% disc if pd 7days, 8% if 30days, 6% if 60 days	(51,744.00)	(65,369.92)	(66,232.32)	(91,241.92)	(70,533.12)	(58,464.00)	(61,824.00)	(115,200.00)	(115,200.00)	(121,018.00)
Net Downpayment	465,696.00	588,329.28	596,090.88	821,177.28	634,798.08	526,176.00	556,416.00	1,036,800.00	1,036,800.00	1,089,162.00
Less Reservation Fee	(20,000.00)	(20,000.00)	(20,000.00)	(20,000.00)	(20,000.00)	(20,000.00)	(20,000.00)	(20,000.00)	(20,000.00)	(20,000.00)
Final DP	445,696.00	568,329.28	576,090.88	801,177.28	614,798.08	506,176.00	536,416.00	1,016,800.00	1,016,800.00	1,069,162.00

b> 20% Downpayment (up to 50% DP)

Less Reservation Fee	(20,000.00)	(20,000.00)	(20,000.00)	(20,000.00)	(20,000.00)	(20,000.00)	(20,000.00)	(20,000.00)	(20,000.00)	(20,000.00)
Net Down payment	497,440.00	633,699.20	642,323.20	892,419.20	685,331.20	564,640.00	598,240.00	1,132,000.00	1,132,000.00	1,190,180.00
DP payable in 12mos.	41,453.33	52,808.27	53,526.93	74,368.27	57,110.93	47,053.33	49,853.33	94,333.33	94,333.33	99,181.67

80% Balance 2,069,760.00 2,614,796.80 2,649,292.80 3,649,676.80 2,821,324.80 2,338,560.00 2,472,960.00 4,608,000.00 4,608,000.00 4,840,720.00

Can be paid in:

2 years, no interest, monthly ammort of>>	86,240.00	108,949.87	110,387.20	152,069.87	117,555.20	97,440.00	103,040.00	192,000.00	192,000.00	201,696.67
5 years payment term, monthly ammort of>>	48,163.32	60,846.32	61,649.04	84,927.98	65,652.23	54,418.29	57,545.78	107,228.16	107,228.16	112,643.55
10 years payment term, monthly ammort of>>	34,668.48	43,797.85	44,375.65	61,132.09	47,257.19	39,170.88	41,422.08	77,184.00	77,184.00	81,082.06

Computation made by:

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Block 10, 16, 21, 24, 26, 33, 36, 43, 48, 60 < inner lot P8,100/sqm, corner lot P8,300/sqm

TITLE TRANSFER FEE of 6.5% will be added to the DP stage or to the 80% staggard payment, no int.

Price Quoted may change without prior notice

Alteration5 price per sqm is inclusive of VAT already... P8400 inner, P8600 corner

RPV composed of only 2 phases, phase 1 and phase 1a Phase 1a is Codeniera about 3ha, near Indangan Gate...