

SOUTH PACIFIC, Golf & Leisure Estates

Catalunan, Pequeño, Davao City

price updated as of November 2016

	Regular Inner	Regular Inner	Regular Corner	Regular Corner	Fairway lot corner	Fairway lot inner
Sample computation:						
Lot Size (sqm)	204	407	249	278	259	300
Price per sqm (php)	6,900.00	6,900.00	6,900.00	7,400.00	8,300.00	7,800.00
1 Golf Share bundled to fairway LOT (P480,000 - 1 playing right)					480,000.00	480,000.00
Total Contract Price (1.9M with 12%VAT)	1,407,600.00	3,145,296.00	1,718,100.00	2,304,064.00	2,629,700.00	2,820,000.00
Miscellaneous Fees 6.5%	91,494.00	182,539.50	111,676.50	133,718.00	139,730.50	152,100.00

SCHEME #1 (PROMO)

15% Downpayment	211,140.00	471,794.40	257,715.00	345,609.60	394,455.00	423,000.00
15% Discount	(31,671.00)	(70,769.16)	(38,657.25)	(51,841.44)	(59,168.25)	(63,450.00)
Less: Reservation Fee	(15,000.00)	(15,000.00)	(15,000.00)	(15,000.00)	(15,000.00)	(15,000.00)
Net DP in 7days	164,469.00	386,025.24	204,057.75	278,768.16	320,286.75	344,550.00

(30days - 10%, 60days - 5%, 6mos. - 2%)

15% Downpayment	211,140.00	471,794.40	257,715.00	345,609.60	394,455.00	423,000.00
Less: Reservation Fee	(10,000.00)	(10,000.00)	(10,000.00)	(10,000.00)	(10,000.00)	(10,000.00)
Net DP	201,140.00	461,794.40	247,715.00	335,609.60	384,455.00	413,000.00
payable in 18months	11,174.44	25,655.24	13,761.94	18,644.98		
payable in 24months					16,018.96	17,208.33

85% Balance	1,196,460.00	2,673,501.60	1,460,385.00	1,958,454.40	2,235,245.00	2,397,000.00
6.5% Miscellaneous Fees (MF)	91,494.00	204,444.24	111,676.50	149,764.16	170,930.50	183,300.00

Option 1:						
24months to pay, 0% interest, w/MF	53,664.75	119,914.41	65,502.56	87,842.44	100,257.31	107,512.50
36months to pay, 0% int. applicable only to spot DP						

Option 2:						
1st 12 mos., 0% int, w/MF	21,465.90	47,965.76	26,201.03	35,136.98	40,102.93	43,005.00
2nd yr to 5 years payment term, 14% , w/l (factor rate: 0.027326476)	27,680.93	61,853.31	33,787.02	45,310.20	51,713.94	55,456.25

Option 3:						
1st 12 mos., 0% int, w/MF	10,732.95	23,982.88	13,100.51	17,568.49	20,051.46	21,502.50
2nd yr to 10 years payment term, 14%, w/ (factor rate: .016333701)	18,350.81	41,005.06	22,398.78	30,037.96	34,283.26	36,764.19

SCHEME #3 (SPOT CASH)

Total Contract Price	1,407,600.00	3,145,296.00	1,718,100.00	2,304,064.00	2,629,700.00	2,820,000.00
Less: 10% discount on DP in 7days	140,760.00	314,529.60	171,810.00	230,406.40	262,970.00	282,000.00
Net DP	1,266,840.00	2,830,766.40	1,546,290.00	2,073,657.60	2,366,730.00	2,538,000.00
Less: RF	(15,000.00)	(15,000.00)	(15,000.00)	(15,000.00)	(15,000.00)	(15,000.00)
Final Spot Cash due in 7days from RF	1,251,840.00	2,815,766.40	1,531,290.00	2,058,657.60	2,351,730.00	2,523,000.00
Add: processing Fees 6.5%	82,344.60	183,999.82	100,508.85	134,787.74	153,837.45	164,970.00
Total Spot Cash due in 7days	1,334,184.60	2,999,766.22	1,631,798.85	2,193,445.34	2,505,567.45	2,687,970.00

*Prices, terms and discounts are subject to change without prior notice. Orchard Properties reserves the right to correct any figure herein case of typographical error.

*plus: 6.5% transfer of title fee, changes without prior notice

Block 4,5,6 inner P7,000/sqm, corner P7,500/sqm
Fairway lot computation are VAT inclusive

[This Quotation is for Sta Lucia LOT Shares ONLY](#)

*Prices, terms and discounts are subject to change without prior notice. Orchard Properties reserves the right to correct any figure herein case of typographical error.

*plus: 6.5% transfer of title fee, changes without prior notice

Block 4,5,6 inner P7,000/sqm, corner P7,500/sqm
Fairway lot computation are VAT inclusive

Computation made by:

DHINES PATRIMONIO-LARUGA

sun#0925 5000020 / globe#0917 3144056 / smart#09199991021

dhineslaruga@gmail.com

www.davaoestate.com