

ILUMINA ESTATES, Sample Computation for LOT ONLY

Communal, Buhangin, Davao City
Updated pricelist as of March 2016

Inner LOT CORNER LOT CORNER LOT CORNER LOT
B9 L30 B3 L27 B8 L28

Lot Area	180	204	190	336	366
Price/sqm	8,000.00	8,000.00	8,500.00	8,500.00	8,500.00
Total Cost	1,440,000.00	1,632,000.00	1,615,000.00	2,856,000.00	3,111,000.00
Total Cost with VAT	1,440,000.00	1,632,000.00	1,615,000.00	3,198,720.00	3,484,320.00
30% min. DP	432,000.00	489,600.00	484,500.00	959,616.00	1,045,296.00
Reservation	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00
DP Balance	402,000.00	459,600.00	454,500.00	929,616.00	1,015,296.00
payable in 3 months @	134,000.00	153,200.00	151,500.00	309,872.00	338,432.00
70% BAL	1,008,000.00	1,142,400.00	1,130,500.00	2,239,104.00	2,439,024.00
Bal, 1yr 0% int	84,000.00	95,200.00	94,208.33	186,592.00	203,252.00
Bal, 2yrs 15% int	48,874.54	55,391.15	54,814.16	108,566.65	118,260.10
Bal, 3yrs 15% int	34,942.65	39,601.67	39,189.15	77,619.28	84,549.57
Bal, 4yrs 18% int	29,610.00	33,558.00	33,208.44	65,773.68	71,646.33
Bal, 5yrs 18% int	25,596.57	29,009.45	28,707.27	56,858.52	61,935.18
If Bank Financing, please see below:					
70% BAL	1,008,000.00	1,142,400.00	1,130,500.00	2,239,104.00	2,439,024.00
Bal, 5yrs 10.0% int	21,417.02	24,272.62	24,019.78	47,574.34	51,822.05
Bal, 10yrs 11.0% int	13,885.20	15,736.56	15,572.64	30,843.66	33,597.56
Bal, 15yrs 11.5% int	11,775.35	13,345.40	13,206.39	26,156.98	28,492.43
Bank Loan Charges (est)	25,200.000	28,560.000	28,262.500	55,977.600	60,975.600
Transfer of title fee (est)	42,364.16	41,445.26	80,750.00	159,936.00	174,216.00
SPOT CASH (Less: 14.5%)	1,231,200.00	1,395,360.00	1,380,825.00	2,734,905.60	2,979,093.60

- > if lot purchased is P1,919,500 and above, price is subject to 12% VAT. If buyer purchase 2 lots, and total for both lots reaches P1.9M, automatic plus 12% VAT on both lots, if same buyer, not subject to VAT if its in 2 different names/buyers.
- > Computation for Spot cash purchase if total less the discount of 14.5% is less than 1.9M, its non VAT so u save a lot, just like in the case of Block 9 Lot 10 or Block 24 Lot8
- > Transfer fee computation is good for spot cash purchase, for term payments it would differ and bigger.
- > the 5% transfer of title fee is the maximum computation, actual is always lower, if its highlighted in red, it's the exact amount of title transfer fee (for SPOT CASH PURCHASE)
- > Reservation Fee is non-refundable, but may form part of the downpayment

Note: 30% one time DP- Downpayment - Less 3% discount on DP; 40% one time DP - Less 4% discount on DP
50% one time DP - less 5% discount on DP
Spot Cash - 14.5% discount (in 7days only), if 30days, discount is reduced to 10%.

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