



Date 8/1/2025  
 Name of Client \_\_\_\_\_

Property One Crescent Tower  
 Unit Type Studio  
 Unit Class Inner Unit WB

Unit No. 18F00G  
 Floor Area 33.13 sq.m.  
356.61 sq.ft.

Indicative Price 11,412,000.00  
 2% LOI Discount on TCP 228,240.00  
**Total Contract Price** **11,183,760.00**

A. SPOT 5% - 20% (60 Months)		PHP	USD	
Total Contract Price		11,183,760	203,341	
Spot Downpayment	5%	559,188	10,167	
Less: Reservation Fee		75,000	1,364	8/1/2025
<b>Spot Amount Due</b>		<b>484,188</b>	<b>8,803</b>	8/31/2025 within 30 Days after RS
Downpayment	20%	2,236,752	40,668	
<b>Payable in Months</b>	<b>60</b>	<b>37,279</b>	<b>678</b>	9/30/2025 to 9/29/2030
B. 10% (12 Months) - 15% (48 Months)				
Total Contract Price		11,183,760	203,341	
Downpayment	10%	1,118,376	20,334	
Less: Reservation Fee		75,000	1,364	8/1/2025
		1,043,376	18,970	
<b>Payable in Months</b>	<b>12</b>	<b>86,948</b>	<b>1,581</b>	8/31/2025 to 8/31/2026 must issue at least 12 PDC
Downpayment	15%	1,677,564	30,501	
<b>Payable in Months</b>	<b>48</b>	<b>34,949</b>	<b>635</b>	9/30/2026 to 9/29/2030
C. 25% (60 Months)				
Total Contract Price		11,183,760	203,341	
Downpayment	25%	2,795,940	50,835	
Less: Reservation Fee		75,000	1,364	8/1/2025
		2,720,940	49,472	
<b>Payable in Months</b>	<b>60</b>	<b>45,349</b>	<b>825</b>	8/31/2025 to 8/30/2030 must issue at least 12 PDC
<b>75% BALANCE</b>				
<b>Lump Sum / Loanable Amount</b>	<b>75%</b>	<b>8,387,820</b>	<b>152,506</b>	9/29/2030
Indicative Bank Amort	5	9%	174,117	3,166
	10	9%	106,253	1,932
	15	9%	85,075	1,547

#### Important

1. List Price is inclusive of 12% VAT, Registration & miscellaneous fees such as documentary stamp tax, transfer tax & other taxes and fees relative to the transfer of CCT.
  2. Reservation fee is non-transferrable and non-refundable.
  3. Buyers should completely fill-out Buyers Information Sheet by visiting [https://ebis.mandalay.com.ph/onsite\\_portal](https://ebis.mandalay.com.ph/onsite_portal)
  4. In case Buyer will not be approved for Bank Financing for whatever reason, In-House financing will automatically be applied.
- Note: The Developer reserves the right to correct &/or change any error that may appear on this Sample Computation.