



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

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

Unit No. 18F00S  
 Floor Area 33.13 sq.m.  
356.61 sq.ft.

Indicative Price 11,453,000.00  
 2% LOI Discount on TCP 229,060.00  
**Total Contract Price** **11,223,940.00**

A. SPOT 5% - 20% (60 Months)		PHP	USD	
Total Contract Price		11,223,940	204,072	
Spot Downpayment	5%	561,197	10,204	
Less: Reservation Fee		75,000	1,364	8/1/2025
<b>Spot Amount Due</b>		<b>486,197</b>	<b>8,840</b>	8/31/2025 within 30 Days after RS
Downpayment	20%	2,244,788	40,814	
<b>Payable in Months</b>	<b>60</b>	<b>37,413</b>	<b>680</b>	9/30/2025 to 9/29/2030
B. 10% (12 Months) - 15% (48 Months)				
Total Contract Price		11,223,940	204,072	
Downpayment	10%	1,122,394	20,407	
Less: Reservation Fee		75,000	1,364	8/1/2025
		1,047,394	19,044	
<b>Payable in Months</b>	<b>12</b>	<b>87,283</b>	<b>1,587</b>	8/31/2025 to 8/31/2026 must issue at least 12 PDC
Downpayment	15%	1,683,591	30,611	
<b>Payable in Months</b>	<b>48</b>	<b>35,075</b>	<b>638</b>	9/30/2026 to 9/29/2030
C. 25% (60 Months)				
Total Contract Price		11,223,940	204,072	
Downpayment	25%	2,805,985	51,018	
Less: Reservation Fee		75,000	1,364	8/1/2025
		2,730,985	49,654	
<b>Payable in Months</b>	<b>60</b>	<b>45,516</b>	<b>828</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>8,417,955</b>	<b>153,054</b>	9/29/2030
Indicative Bank Amort	5	9%	174,743	3,177
	10	9%	106,635	1,939
	15	9%	85,381	1,552

#### 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.