



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

Property One Crescent Tower  
 Unit Type 2-Bedroom  
 Unit Class Corner Unit WB

Unit No. 25F001  
 Floor Area 62.79 sq.m.  
675.87 sq.ft.

Indicative Price 22,188,000.00  
 2% LOI Discount on TCP 443,760.00  
**Total Contract Price** **21,744,240.00**

A. SPOT 5% - 20% (60 Months)		PHP	USD	
Total Contract Price		21,744,240	395,350	
Spot Downpayment	5%	1,087,212	19,767	
Less: Reservation Fee		200,000	3,636	8/1/2025
<b>Spot Amount Due</b>		<b>887,212</b>	<b>16,131</b>	8/31/2025 within 30 Days after RS
Downpayment	20%	4,348,848	79,070	
<b>Payable in Months</b>	<b>60</b>	<b>72,481</b>	<b>1,318</b>	9/30/2025 to 9/29/2030
B. 10% (12 Months) - 15% (48 Months)				
Total Contract Price		21,744,240	395,350	
Downpayment	10%	2,174,424	39,535	
Less: Reservation Fee		200,000	3,636	8/1/2025
		1,974,424	35,899	
<b>Payable in Months</b>	<b>12</b>	<b>164,535</b>	<b>2,992</b>	8/31/2025 to 8/31/2026 must issue at least 12 PDC
Downpayment	15%	3,261,636	59,302	
<b>Payable in Months</b>	<b>48</b>	<b>67,951</b>	<b>1,235</b>	9/30/2026 to 9/29/2030
C. 25% (60 Months)				
Total Contract Price		21,744,240	395,350	
Downpayment	25%	5,436,060	98,837	
Less: Reservation Fee		200,000	3,636	8/1/2025
		5,236,060	95,201	
<b>Payable in Months</b>	<b>60</b>	<b>87,268</b>	<b>1,587</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>16,308,180</b>	<b>296,512</b>	9/29/2030
Indicative Bank Amort	5	9%	338,531	6,155
	10	9%	206,585	3,756
	15	9%	165,408	3,007

#### 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.