



Date 8/1/2025
Name of Client _____

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

Unit No. 17F00J
Floor Area 33.13 sq.m.
356.61 sq.ft.

Indicative Price 11,474,000.00
2% LOI Discount on TCP 229,480.00
Total Contract Price **11,244,520.00**

A. SPOT 5% - 20% (60 Months)		PHP	USD	
Total Contract Price		11,244,520	204,446	
Spot Downpayment	5%	562,226	10,222	
Less: Reservation Fee		75,000	1,364	8/1/2025
Spot Amount Due		487,226	8,859	8/31/2025 within 30 Days after RS
Downpayment	20%	2,248,904	40,889	
Payable in Months	60	37,482	681	9/30/2025 to 9/29/2030
B. 10% (12 Months) - 15% (48 Months)				
Total Contract Price		11,244,520	204,446	
Downpayment	10%	1,124,452	20,445	
Less: Reservation Fee		75,000	1,364	8/1/2025
		1,049,452	19,081	
Payable in Months	12	87,454	1,590	8/31/2025 to 8/31/2026 must issue at least 12 PDC
Downpayment	15%	1,686,678	30,667	
Payable in Months	48	35,139	639	9/30/2026 to 9/29/2030
C. 25% (60 Months)				
Total Contract Price		11,244,520	204,446	
Downpayment	25%	2,811,130	51,111	
Less: Reservation Fee		75,000	1,364	8/1/2025
		2,736,130	49,748	
Payable in Months	60	45,602	829	8/31/2025 to 8/30/2030 must issue at least 12 PDC
75% BALANCE				
Lump Sum / Loanable Amount	75%	8,433,390	153,334	9/29/2030
Indicative Bank Amort	5	9%	175,063	3,183
	10	9%	106,831	1,942
	15	9%	85,537	1,555

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
 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.