

INVESTMENT PROPOSAL

PROJECT NAME

MIRA TOWER 2 - With Downpayment 10|20|70

UNIT NO.	UNIT TYPE	UNIT AREA	BALCONY AREA	TOTAL AREA
Unit 1505	STUDIO	26.5	0	26.50

PROPOSED PAYMENT TERMS

		UNIT	PARKING
TOTAL CONTRACT PRICE	Php	6,317,000.00	
PARKING	Php		1,300,000.00
Less: Event Discount (if applicable)	Php	-	
Less: Loyalty (if applicable)	Php	-	
Less: Bulk Discount (if applicable)	Php	-	
Less: Special Discount (if applicable) 5.0%	Php	315,850.00	
Less: Payment Scheme Discount 5.5%	Php	347,435.00	
NET TOTAL CONTRACT PRICE	Php	5,653,715.00	1,300,000.00
TRANSFER TAX, FEES & EXPENSES	6.0% Php	339,222.90	78,000.00
NET TCP + TTFE	Php	5,992,937.90	1,378,000.00
RESERVATION FEE		40,000.00	15,000.00
PAYMENT DATE		10/11/2024	
10%	% T DOWNPAYMENT LESS RF	525,371.50	115,000.00
PAYABLE IN 1 MONTH/S	Php	525,371.50	115,000.00
START DATE		11/11/2024	
END DATE		N/A	
20%	% NET DOWNPAYMENT	1,130,743.00	260,000.00
PAYABLE IN 77 MONTH/S	Php	14,684.97	3,376.62
START DATE		12/11/2024	
END DATE		04/11/2031	
70%	% RETENTION***	3,957,600.50	910,000.00
START DATE		05/11/2031	
6%	% TRANSFER TAX, FEES & EXPENSES	339,222.90	78,000.00
		05/11/2031	
TOTAL		5,992,937.90	1,378,000.00

***Payable upon notice of turnover thru In-house or Bank Financing

CLIENT'S NAME

EXECUTIVE PROPERTY SPECIALIST

CONTACT NUMBER

EMAIL ADDRESS



INVESTMENT PROPOSAL

PROJECT NAME

MIRA 2 - NO Downpayment 20/80

UNIT NO.	UNIT TYPE	UNIT AREA	BALCONY AREA	TOTAL AREA
Unit 1505	STUDIO	26.5	0	26.50

PROPOSED PAYMENT TERMS

			UNIT	PARKING
TOTAL CONTRACT PRICE		Php	6,317,000.00	
PARKING		Php		1,300,000.00
Less: Event Discount (if applicable)		Php	-	
Less: Loyalty (if applicable)		Php	-	
Less: Bulk Discount (if applicable)		Php	-	
Less: Special Discount (if applicable)	5.0%	Php	315,850.00	
Less: Payment Scheme Discount (if applicable)		Php	-	
NET TOTAL CONTRACT PRICE		Php	6,001,150.00	1,300,000.00
TRANSFER TAX, FEES & EXPENSES	6.0%	Php	360,069.00	78,000.00
NET TCP + TTFE		Php	6,361,219.00	1,378,000.00
		RESERVATION FEE	Php	40,000.00
		PAYMENT DATE		10/11/2024
	%	NET DOWNPAYMENT LESS RF	Php	N/A
PAYABLE IN	MONTH/S		Php	
		START DATE		
		END DATE		
20%	%	NET DOWNPAYMENT	Php	1,160,230.00
PAYABLE IN	78	MONTH/S	Php	245,000.00
			Php	14,874.74
		START DATE		11/11/2024
		END DATE		04/11/2031
80%	%	RETENTION***	Php	4,800,920.00
		START DATE		04/11/2031
6%	%	TRANSFER TAX, FEES & EXPENSES	Php	360,069.00
				78,000.00
				04/11/2031
***Payable upon notice of turnover thru In-house or Bank Financing				
TOTAL			6,361,219.00	1,378,000.00

CLIENT'S NAME

EXECUTIVE PROPERTY SPECIALIST

CONTACT NUMBER

EMAIL ADDRESS