

INVESTMENT PROPOSAL

PROJECT NAME

THE SAPPHIRE BLOC- SOUTH TOWER - With Downpayment 10|20|70

UNIT NO.	UNIT TYPE	UNIT AREA	BALCONY AREA	TOTAL AREA
40I	1 BR	36	0	36.00

PROPOSED PAYMENT TERMS

		UNIT	PARKING
TOTAL CONTRACT PRICE	Php	10,591,132.00	
PARKING	Php		1,600,000.00
Less: Event Discount (if applicable)	Php	-	
Less: Loyalty (if applicable)	Php	-	
Less: Bulk Discount (if applicable)	Php	-	
Less: Special Discount (if applicable) 16.5%	Php	1,747,536.78	
Less: Payment Scheme Discount 4.0%	Php	423,645.28	
NET TOTAL CONTRACT PRICE	Php	8,419,949.94	1,600,000.00
TRANSFER TAX, FEES & EXPENSES	6.0% Php	505,197.00	96,000.00
NET TCP + TTFE	Php	8,925,146.94	1,696,000.00
RESERVATION FEE		40,000.00	25,000.00
PAYMENT DATE		10/18/2024	
10%	% T DOWNPAYMENT LESS RF	801,994.99	135,000.00
PAYABLE IN 1	MONTH/S	801,994.99	135,000.00
START DATE		11/18/2024	
END DATE		N/A	
20%	% NET DOWNPAYMENT	1,683,989.99	320,000.00
PAYABLE IN 47	MONTH/S	35,829.57	6,808.51
START DATE		12/18/2024	
END DATE		10/18/2028	
70%	% RETENTION***	5,893,964.96	1,120,000.00
START DATE		11/18/2028	
6%	% TRANSFER TAX, FEES & EXPENSES	505,197.00	96,000.00
		11/18/2028	
TOTAL		8,925,146.94	1,696,000.00

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

CLIENT'S NAME

EXECUTIVE PROPERTY SPECIALIS

CONTACT NUMBER

EMAIL ADDRESS



INVESTMENT PROPOSAL

PROJECT NAME

THE SAPPHIRE BLOC- SOUTH TOWER - NO Downpayment 20/80

UNIT NO.	UNIT TYPE	UNIT AREA	BALCONY AREA	TOTAL AREA
40I	1 BR	36	0	36.00

PROPOSED PAYMENT TERMS

		UNIT	PARKING
TOTAL CONTRACT PRICE	Php	10,591,132.00	
PARKING	Php		1,600,000.00
Less: Event Discount (if applicable)	Php	-	
Less: Loyalty (if applicable)	Php	-	
Less: Bulk Discount (if applicable)	Php	-	
Less: Special Discount (if applical	16.5% Php	1,747,536.78	
Less: Payment Scheme Discount (if applicable)	Php	-	
NET TOTAL CONTRACT PRICE	Php	8,843,595.22	1,600,000.00
TRANSFER TAX, FEES & EXPENSES	6.0% Php	530,615.71	96,000.00
NET TCP + TTFE	Php	9,374,210.93	1,696,000.00
RESERVATION FEE		Php	40,000.00
PAYMENT DATE			10/18/2024
NET DOWNPAYMENT LESS RF	Php	N/A	
PAYABLE IN	MONTH/S		
START DATE			
END DATE			
NET DOWNPAYMENT	Php	1,728,719.04	295,000.00
PAYABLE IN	48 MONTH/S	Php	36,014.98
START DATE			11/18/2024
END DATE			10/18/2028
RETENTION***	Php	7,074,876.18	1,280,000.00
START DATE			10/18/2028
TRANSFER TAX, FEES & EXPENSES	Php	530,615.71	96,000.00
			10/18/2028
TOTAL		9,374,210.93	1,696,000.00

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

CLIENT'S NAME

EXECUTIVE PROPERTY SPECIALIST

CONTACT NUMBER

EMAIL ADDRESS

