



## INVESTMENT PROPOSAL

PROJECT NAME

MIRA 2 - With Downpayment 10|20|70

UNIT NO.	UNIT TYPE	UNIT AREA	BALCONY AREA	TOTAL AREA
3702	1 BR with Balcony	36	4.5	40.50

### PROPOSED PAYMENT TERMS

		UNIT	PARKING
<b>TOTAL CONTRACT PRICE</b>	Php	<b>9,739,000.00</b>	
<b>PARKING</b>	Php		<b>1,300,000.00</b>
Less: Event Discount (if applicable)	Php	-	
Less: Loyalty (if applicable)	Php	-	
Less: Bulk Discount (if applicable)	Php	-	
Less: Special Discount (if applicat	5.0% Php	486,950.00	
Less: Payment Scheme Discount	5.5% Php	535,645.00	
<b>NET TOTAL CONTRACT PRICE</b>	<b>Php</b>	<b>8,716,405.00</b>	<b>1,300,000.00</b>
<b>TRANSFER TAX, FEES &amp; EXPENSES</b>	6.0% Php	522,984.30	78,000.00
<b>NET TCP + TTFE</b>	<b>Php</b>	<b>9,239,389.30</b>	<b>1,378,000.00</b>
<b>RESERVATION FEE</b>		Php	
		40,000.00	15,000.00
	<b>PAYMENT DATE</b>	10/11/2024	
<u>10%</u>	% <b>T DOWNPAYMENT LESS RF</b>	Php	
PAYABLE IN	1 MONTH/S	Php	
		831,640.50	115,000.00
		831,640.50	115,000.00
		<b>START DATE</b>	11/11/2024
		<b>END DATE</b>	N/A
<u>20%</u>	% <b>NET DOWNPAYMENT</b>	Php	
PAYABLE IN	77 MONTH/S	Php	
		1,743,281.00	260,000.00
		22,640.01	3,376.62
		<b>START DATE</b>	12/11/2024
		<b>END DATE</b>	04/11/2031
<u>70%</u>	% <b>RETENTION***</b>	Php	
		6,101,483.50	910,000.00
		6,101,483.50	910,000.00
		<b>START DATE</b>	05/11/2031
<u>6%</u>	% <b>TRANSFER TAX, FEES &amp; EXPENSES</b>	Php	
		522,984.30	78,000.00
		522,984.30	78,000.00
		05/11/2031	
***Payable upon notice of turnover thru In-house or Bank Financing			
<b>TOTAL</b>		<b>9,239,389.30</b>	<b>1,378,000.00</b>

CLIENT'S NAME \_\_\_\_\_

EXECUTIVE PROPERTY SPECIALIS' \_\_\_\_\_

CONTACT NUMBER \_\_\_\_\_

EMAIL ADDRESS \_\_\_\_\_





# INVESTMENT PROPOSAL

PROJECT NAME

**MIRA 2 - NO Downpayment 20/80**

UNIT NO.	UNIT TYPE	UNIT AREA	BALCONY AREA	TOTAL AREA
3702	1 BR with Balcony	36	4.5	40.50

**PROPOSED PAYMENT TERMS**

		UNIT	PARKING
<b>TOTAL CONTRACT PRICE</b>	Php	<b>9,739,000.00</b>	
<b>PARKING</b>	Php		<b>1,300,000.00</b>
Less: Event Discount (if applicable)	Php	-	
Less: Loyalty (if applicable)	Php	-	
Less: Bulk Discount (if applicable)	Php	-	
Less: Special Discount (if applical) <b>5.0%</b>	Php	486,950.00	
Less: Payment Scheme Discount (if applicable)	Php	-	
<b>NET TOTAL CONTRACT PRICE</b>	Php	<b>9,252,050.00</b>	<b>1,300,000.00</b>
<b>TRANSFER TAX, FEES &amp; EXPENSES</b> 6.0%	Php	555,123.00	78,000.00
<b>NET TCP + TTFE</b>	Php	<b>9,807,173.00</b>	<b>1,378,000.00</b>
<b>RESERVATION FEE</b>		Php	<b>40,000.00</b>
<b>PAYMENT DATE</b>			<b>10/11/2024</b>
<u>        </u> %	<b>NET DOWNPAYMENT LESS RF</b>	Php	<b>N/A</b>
<u>        </u> MONTH/S		Php	
<b>START DATE</b>			
<b>END DATE</b>			
<u>20%</u> %	<b>NET DOWNPAYMENT</b>	Php	<b>1,810,410.00</b>
<u>        </u> MONTH/S		Php	<b>23,210.38</b>
<b>START DATE</b>			<b>11/11/2024</b>
<b>END DATE</b>			<b>04/11/2031</b>
<u>80%</u> %	<b>RETENTION***</b>	Php	<b>7,401,640.00</b>
			<b>1,040,000.00</b>
<b>START DATE</b>			<b>04/11/2031</b>
<u>6%</u> %	<b>TRANSFER TAX, FEES &amp; EXPENSES</b>	Php	<b>555,123.00</b>
			<b>78,000.00</b>
			<b>04/11/2031</b>
<i>***Payable upon notice of turnover thru In-house or Bank Financing</i>			
<b>TOTAL</b>		<b>9,807,173.00</b>	<b>1,378,000.00</b>

CLIENT'S NAME \_\_\_\_\_  
 EXECUTIVE PROPERTY SPECIALIST \_\_\_\_\_  
 CONTACT NUMBER \_\_\_\_\_  
 EMAIL ADDRESS \_\_\_\_\_

