

INVESTMENT PROPOSAL

PROJECT NAME

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

UNIT NO.	UNIT TYPE	UNIT AREA	BALCONY AREA	TOTAL AREA
43M	EXEC 1 -BR	49.5	0	49.50

PROPOSED PAYMENT TERMS

		UNIT	PARKING
TOTAL CONTRACT PRICE	Php	14,152,735.00	
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	2,335,201.28	
Less: Payment Scheme Discount 4.0%	Php	566,109.40	
NET TOTAL CONTRACT PRICE	Php	11,251,424.33	1,600,000.00
TRANSFER TAX, FEES & EXPENSES	6.0% Php	675,085.46	96,000.00
NET TCP + TTFE	Php	11,926,509.78	1,696,000.00
RESERVATION FEE		40,000.00	25,000.00
PAYMENT DATE		10/18/2024	
10%	% T DOWNPAYMENT LESS RF	1,085,142.43	135,000.00
PAYABLE IN 1 MONTH/S	Php	1,085,142.43	135,000.00
START DATE		11/18/2024	
END DATE		N/A	
20%	% NET DOWNPAYMENT	2,250,284.87	320,000.00
PAYABLE IN 47 MONTH/S	Php	47,878.40	6,808.51
START DATE		12/18/2024	
END DATE		10/18/2028	
70%	% RETENTION***	7,875,997.03	1,120,000.00
START DATE		11/18/2028	
6%	% TRANSFER TAX, FEES & EXPENSES	675,085.46	96,000.00
		11/18/2028	
TOTAL		11,926,509.78	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
43M	EXEC 1 -BR	49.5	0	49.50

PROPOSED PAYMENT TERMS

		UNIT	PARKING
TOTAL CONTRACT PRICE	Php	14,152,735.00	
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	2,335,201.28	
Less: Payment Scheme Discount (if applicable)	Php	-	
NET TOTAL CONTRACT PRICE	Php	11,817,533.73	1,600,000.00
TRANSFER TAX, FEES & EXPENSES	6.0% Php	709,052.02	96,000.00
NET TCP + TTFE	Php	12,526,585.75	1,696,000.00
RESERVATION FEE		Php	40,000.00 25,000.00
PAYMENT DATE			10/18/2024
NET DOWNPAYMENT LESS RF	Php	N/A	
PAYABLE IN	MONTH/S		
START DATE			
END DATE			
20% NET DOWNPAYMENT	Php	2,323,506.75	295,000.00
PAYABLE IN	48 MONTH/S	Php	48,406.39 6,145.83
START DATE			11/18/2024
END DATE			10/18/2028
80% RETENTION***	Php	9,454,026.98	1,280,000.00
START DATE			10/18/2028
6% TRANSFER TAX, FEES & EXPENSES	Php	709,052.02	96,000.00
			10/18/2028
<i>***Payable upon notice of turnover thru In-house or Bank Financing</i>			
TOTAL		12,526,585.75	1,696,000.00

CLIENT'S NAME

EXECUTIVE PROPERTY SPECIALIST

CONTACT NUMBER

EMAIL ADDRESS

