



RENT-TO-OWN

A 2-Bedroom Unit at The Padgett Place (SAMPLE COMPUTATIONS)

Unit Price: 2-Bedroom Package, 79 Sq.m. (Unit deliverables only)	9,883,853.00
Add: 5% Transfer Fees & Move-in Charges	494,192.65
Total Package Amount	10,378,045.65

PAYMENT SCHEMES

Payment Scheme 1: 10% in 6 months; 90% by Bank Financing

10% Equity in 6 months @ P164,730.88/month	988,385.30
Add: 5% Transfer & Move-in Fees	494,192.65
	1,482,577.95
90% Balance by Bank Financing	8,895,467.70
	10,378,045.65

Payment Scheme 2: 6 Mos. Monthly Rent; Balance by Bank Financing

Monthly Rental for 6 months @ P50,000/month (Unit deliverables only)	300,000.00
Payable after 6 Months: Additional Downpayment (to complete 10% Equity)	688,385.30
Add: 5% Transfer & Move-in Fees	494,192.65
Total Additional Payable Amount	1,182,577.95
Balance by Bank Financing	9,195,467.70
	10,378,045.65

INVEST ON A RENTABLE 2-BEDROOM CONDO UNIT

Unit Price of a 2-Bedroom Unit Package , 79 sq.m. + FURNISHINGS	10,333,853.00
Add: 5% Transfer Fee & Move-in Charges	516,692.65
Total Package Amount	10,850,545.65

POTENTIAL PASSIVE RENTAL INCOME

Minimum Monthly Rental (Monthly Rental range from P65,000-80,000 per month)	65,000.00
Less: CUSA	(6,162.00)
Rent of Parking Slot (optional)	(2,500.00)
Lease Management Fee	(3,000.00)
Minimum Monthly Rental Income	53,338.00

PAYMENT SCHEMES OF INVESTMENT

Payment Scheme 1: Spot Cash

Spot Cash	10,850,545.65
Less: 5% Discount	542,527.28
	10,308,018.37

Payment Scheme 2: 10% Down Payment; 90% by Bank Financing

10% Equity	1,085,054.57
90% Balance by Bank Financing	9,765,491.09
	10,850,545.65

Payment Scheme 3: 20% Down Payment; 80% Payable in 6-months by PDC

20% Equity	2,170,109.13
80% Balance by Bank Financing	8,680,436.52
	10,850,545.65