

Project:
ADDRESS:
DATE OF TURNOVER:

PIONEER HEIGHTS 1
Lot 128-E Pioneer St., Brgy. Highway Hills, Mandaluyong City
DEC. 31, 2023

UNIT TYPE	Studio			Studio Deluxe or 1-Bedroom			1 Bedroom Corner					1-Bedroom Deluxe or 2-Bedroom
UNIT NUMBER	1721	1257	1029	461	317	533	2105	1606	446	466	467	451
VIEW	Facing East	Facing Access Road	Facing Garden	Facing Access Road	Facing East	Facing Garden	Corner Facing Amenities	Corner Facing Amenities	Corner Facing Access Road	Corner Facing Access Road and Mandaluyong	Corner Inner Garden and Mandaluyong	Facing Access Road
AREA	19.05	19.21	19.05	26.99	27.15	26.99	29	30.1	29.1	27.73	28.61	50.96
OPTION 1- CONVENTIONAL SCHEME: 10% DOWN PAYMENT SPOT CASH, IN-HOUSE FINANCING, 10 YEARS TERM MAX												
GROSS PRICE per unit	₱3,266,816	₱3,001,759	₱2,897,564	₱3,816,622	₱3,928,002	₱3,781,794	₱4,518,349	₱5,087,113	₱4,111,318	₱3,829,359	₱3,995,082	₱6,959,588
Additional Discount for Spot Cash DP	₱326,681	₱300,176	₱289,757	₱381,662	₱392,800	₱378,179	₱451,835	₱508,711	₱411,132	₱382,935	₱399,508	₱695,959
TOTAL CASH PRICE	₱2,940,135	₱2,701,583	₱2,607,807	₱3,434,960	₱3,535,202	₱3,403,615	₱4,066,514	₱4,578,402	₱3,700,186	₱3,446,424	₱3,595,574	₱6,263,629
DISCOUNT as of today	2%	6%	2%	4%	4%	4%	4%	2%	6%	4%	4%	4%
DISCOUNTED CASH PRICE	₱2,881,332	₱2,539,488	₱2,555,651	₱3,297,562	₱3,393,794	₱3,267,470	₱3,903,853	₱4,486,834	₱3,478,175	₱3,308,567	₱3,451,751	₱6,013,084
PROMO: Additional Discount	₱14,407	₱12,697	₱12,778	₱16,488	₱16,969	₱16,337	₱19,519	₱22,434	₱17,391	₱16,543	₱17,259	₱30,065
NET CASH PRICE	₱2,866,926	₱2,526,791	₱2,542,873	₱3,281,074	₱3,376,825	₱3,251,133	₱3,884,334	₱4,464,400	₱3,460,784	₱3,292,024	₱3,434,492	₱5,983,018
DOWN PAYMENT (10%)	₱286,693	₱252,679	₱254,287	₱328,107	₱337,682	₱325,113	₱388,433	₱446,440	₱346,078	₱329,202	₱343,449	₱598,302
LESS RESERVATION FEE:	₱15,000	₱15,000	₱15,000	₱15,000	₱15,000	₱15,000	₱15,000	₱15,000	₱15,000	₱15,000	₱15,000	₱15,000
NET DOWN PAYMENT DUE (due 1 Month after reservation)	₱271,693	₱237,679	₱239,287	₱313,107	₱322,682	₱310,113	₱373,433	₱431,440	₱331,078	₱314,202	₱328,449	₱583,302
NET MONTHLY AMORTIZATION (choose 1)-due 1 month after down payment due date												
5 Years to Pay : 1st to 24th Month	₱54,825.00	₱48,320.00	₱48,628.00	₱62,744.00	₱64,575.00	₱62,171.00	₱74,280.00	₱85,373.00	₱66,181.00	₱62,953.00	₱65,677.00	₱114,413.00
5 Years to Pay : 25th to 60th Month	₱59,372.00	₱52,328.00	₱52,661.00	₱67,948.00	₱69,931.00	₱67,328.00	₱80,441.00	₱92,454.00	₱71,670.00	₱68,175.00	₱71,125.00	₱123,903.00
10 Years to Pay : 1st to 24th Month	₱35,544.00	₱31,327.00	₱31,527.00	₱40,679.00	₱41,865.00	₱40,307.00	₱48,158.00	₱55,349.00	₱42,906.00	₱40,815.00	₱42,581.00	₱74,176.00
10 Years to Pay : 25th to 120th Month	₱43,225.00	₱38,096.00	₱38,339.00	₱49,469.00	₱50,912.00	₱49,017.00	₱58,564.00	₱67,309.00	₱52,178.00	₱49,634.00	₱51,782.00	₱90,205.00
OPTION 2- INSTALLMENT SCHEME: 18 MONTHS INSTALLMENT OF 18% DOWN PAYMENT NO INTEREST, IN-HOUSE FINANCING, 8.5 YEARS TERM MAX FOR REMAINING BALANCE												
GROSS PRICE per unit	₱3,266,816	₱3,001,759	₱2,897,564	₱3,816,622	₱3,928,002	₱3,781,794	₱4,518,349	₱5,087,113	₱4,111,318	₱3,829,359	₱3,995,082	₱6,959,588
DISCOUNT as of today	2%	6%	2%	4%	4%	4%	4%	2%	6%	4%	4%	4%
NET CASH PRICE	₱3,201,480	₱2,821,653	₱2,839,613	₱3,663,957	₱3,770,882	₱3,630,522	₱4,337,615	₱4,985,371	₱3,864,639	₱3,676,185	₱3,835,279	₱6,681,204
DOWN PAYMENT (18% MINIMUM)	₱576,266	₱507,898	₱511,130	₱659,512	₱678,759	₱653,494	₱780,771	₱897,367	₱695,635	₱661,713	₱690,350	₱1,202,617
LESS RESERVATION FEE:	-₱15,000	-₱15,000	-₱15,000	-₱15,000	-₱15,000	-₱15,000	-₱15,000	-₱15,000	-₱15,000	-₱15,000	-₱15,000	-₱15,000
NET DOWN PAYMENT	₱561,266	₱492,898	₱496,130	₱644,512	₱663,759	₱638,494	₱765,771	₱882,367	₱680,635	₱646,713	₱675,350	₱1,187,617
18 Months Installment Downpayment (due on the 14th day after reservation):	₱31,181	₱27,383	₱27,563	₱35,806	₱36,875	₱35,472	₱42,543	₱49,020	₱37,813	₱35,929	₱37,519	₱65,979
NET MONTHLY AMORTIZATION (choose 1)-due 21 months after down payment												
5 Years to Pay : 1st to 24th Month	₱55,780.00	₱49,162.00	₱49,475.00	₱63,838.00	₱65,700.00	₱63,255.00	₱75,574.00	₱86,860.00	₱67,334.00	₱64,050.00	₱66,822.00	₱116,407.00
5 Years to Pay : 25th to 60th Month	₱60,407.00	₱53,240.00	₱53,579.00	₱69,133.00	₱71,150.00	₱68,502.00	₱81,843.00	₱94,065.00	₱72,919.00	₱69,363.00	₱72,365.00	₱126,063.00
8.5 Years to Pay : 1st to 24th Month	₱39,730.00	₱35,017.00	₱35,239.00	₱45,469.00	₱46,796.00	₱45,054.00	₱53,828.00	₱61,867.00	₱47,959.00	₱45,621.00	₱47,595.00	₱82,912.00
8.5 Years to Pay : 25th to 102nd Month	₱46,456.00	₱40,945.00	₱41,205.00	₱53,167.00	₱54,719.00	₱52,682.00	₱62,942.00	₱72,342.00	₱56,079.00	₱53,345.00	₱55,653.00	₱96,950.00
TITLE TRANSFER / REGISTRATION EXPENSE: 12 MONTHLY INSTALLMENTS DUE BEFORE LAST MONTHLY AMORTIZATION (POST-DATED CHECK):												
TITLE TRANSFER FEE -if 5 years below 12 monthly installments	₱123,531	₱115,671	₱112,494	₱139,841	₱143,191	₱138,875	₱160,713	₱177,692	₱148,639	₱140,261	₱145,166	₱233,328
TITLE TRANSFER FEE - if above 5 years 12 monthly installments	₱10,294	₱9,639	₱9,375	₱11,653	₱11,933	₱11,573	₱13,393	₱14,808	₱12,387	₱11,688	₱12,097	₱19,444
TITLE TRANSFER FEE - if above 5 years 12 monthly installments	₱132,488	₱123,913	₱120,449	₱150,280	₱153,935	₱149,228	₱173,050	₱191,574	₱159,878	₱150,739	₱156,090	₱252,267
	₱11,041	₱10,326	₱10,037	₱12,523	₱12,828	₱12,436	₱14,421	₱15,965	₱13,323	₱12,562	₱13,008	₱21,022
ASSOCIATION DUES = 58.00 per sqm												
2 Months Revolving Fund (one time payment)	₱2,210	₱2,228	₱2,210	₱3,131	₱3,149	₱3,131	₱3,364	₱3,492	₱3,376	₱3,217	₱3,319	₱5,911
1 Month Advance	₱1,105	₱1,114	₱1,105	₱1,565	₱1,575	₱1,565	₱1,682	₱1,746	₱1,688	₱1,608	₱1,659	₱2,956
NET DUE UPON TURNOVER	₱3,315	₱3,343	₱3,315	₱4,696	₱4,724	₱4,696	₱5,046	₱5,237	₱5,063	₱4,825	₱4,978	₱8,867

NOTE:
**Units available for sale on a First-come-First-serve basis.
**Prices subject to change without prior notice
**CASH Prices are exclusive of interest/ inclusive of VAT, if applicable