

ONE MANCHESTER PLACE

@ Mactan Newtown, Lapu-Lapu, Mactan, CEBU Philippines

TOWER 2 3H - RESALE UNIT

Floor 3 th Floor Tower 2
 Unit 3 H
 Area 38.70 sq. mtrs.
 416.57 sq. feet

Unit Type: Exec Studio + Balcony (corner unit)
 Currency: Philippine Peso

OPTION 1	
Contract Price	5,800,000.00
CASH TERM	
Contract Price	5,800,000.00
Reservation Apr 2023	100,000.00
Balance due on May 2023	5,700,000.00

OPTION 4: RENT TO OWN TERMS	
Contract Price	5,800,000.00
20 % Downpayment	1,160,000.00
Less: Reservation Apr 2023	100,000.00
Due on May 2023	1,060,000.00
40 % in 36 months	2,320,000.00
June 2023 - May 2026	64,444.44
40 % Balance on May 2026	2,320,000.00

OPTION 2: RENT TO OWN TERMS	
Contract Price	5,800,000.00
50 % Downpayment	2,900,000.00
Less: Reservation Apr 2023	100,000.00
Due on May 2023	2,800,000.00
50 % in 36 months	2,900,000.00
June 2023 - May 2026	80,555.56

OPTION 5: RENT TO OWN TERMS	
Contract Price	5,800,000.00
15 % Downpayment	870,000.00
Less: Reservation Apr 2023	100,000.00
Due on May 2023	770,000.00
50 % in 48 months	2,900,000.00
June 2023 - May 2027	60,416.67
35 % Balance on May 2027	2,030,000.00

OPTION 3: RENT TO OWN TERMS	
Contract Price	5,800,000.00
30 % Downpayment	1,740,000.00
Less: Reservation Apr 2023	100,000.00
Due on May 2023	1,640,000.00
50 % in 36 months	2,900,000.00
June 2023 - May 2026	80,555.56
20 % Balance on May 2026	1,160,000.00

Owner's Note:

- The Total Contract Price is the Pre-selling Price back in 2019.
Exec.Studio current market value as of Apr 2023 is at 9M Philippine Peso.
- The Total Contract Price is inclusive of Capital Gains Tax.
- All payments in PDC address only to the owner - **Andrew Paul Barraclough**
- For payment via installment, a Deed of Absolute will be performed between the seller and the buyer. Transfer of Title Title will take effect only upon full payment.
- Outside brokers are welcome and will work through the SPA - Elvie Tano.
- The TCP includes everything inside the unit. (fully furnished & finished)
Unit is currently rented and is earning monthly.