



A HOME FOR EVERY FILIPINO



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/PhinmaSocializedHousing

MAKING ROOM TO BUILD YOUR FUTURE

EMPLOYEE'S HOUSING PROJECT

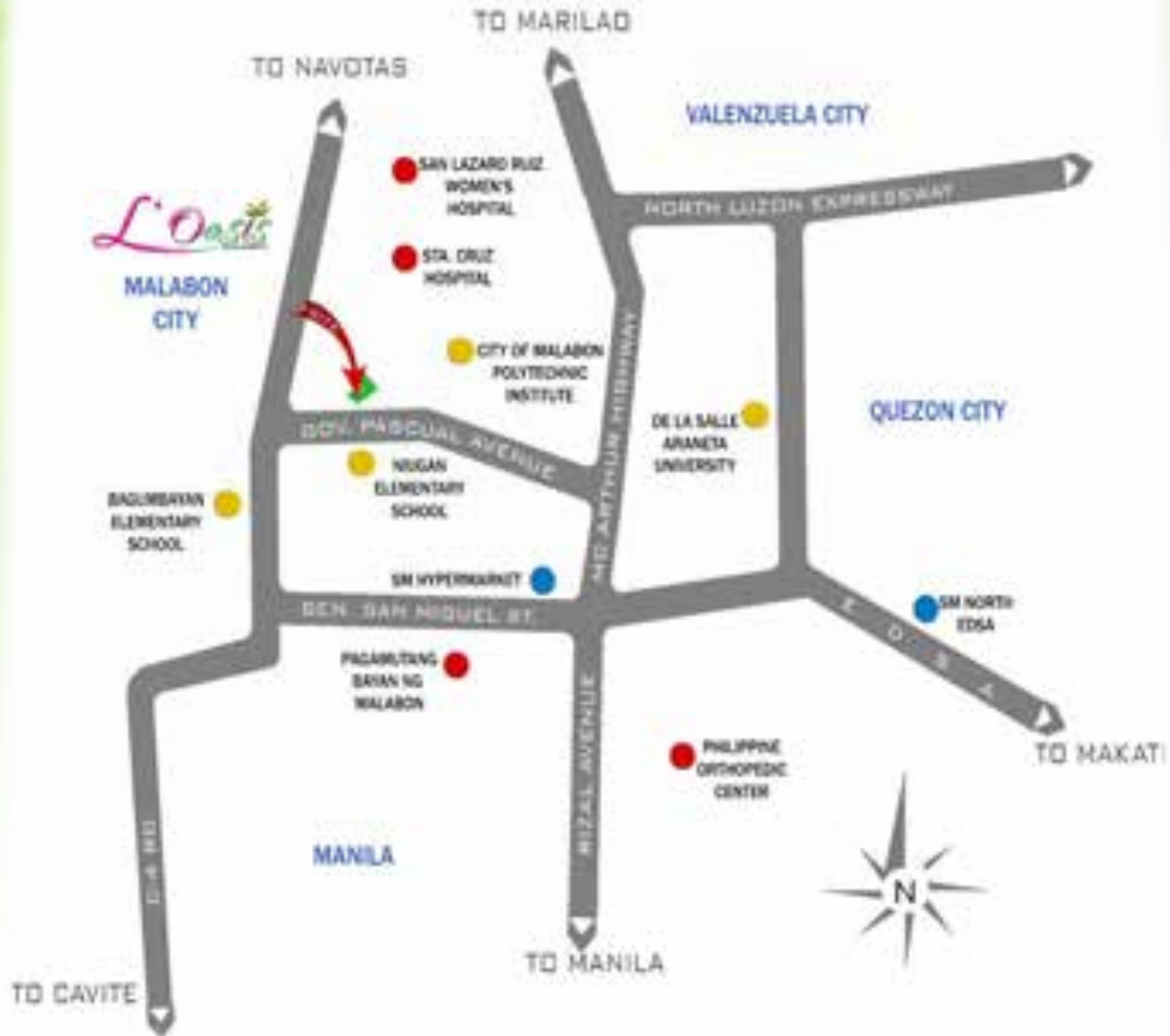


Brgy. Baritan, Malabon City



MAKING ROOM TO BUILD YOUR FUTURE

VICINITY MAP



LOCATION & ACCESSIBILITY



Commercial and Business

- | | | |
|-------------------------------|--------|--------|
| • STAR J PLAZA | 2.2 km | 10 min |
| • ROBINSONS TOWN MALL MALABON | 3.3 km | 16 min |
| • SM SANGANDAAN | 4.5 km | 21 min |
| • PUREGOLD PRICE CLUB INC. | 6.3 km | 29 min |
| • SM VALENZUELA | 7.2 km | 33 min |



LOCATION & ACCESSIBILITY



Hospitals

- | | | |
|------------------------------------|--------|--------|
| • PAGAMUTANG BAYAN NG MALABON | 4.0 km | 17 min |
| • SAN LAZARO RUIZ WOMEN'S HOSPITAL | 4.3 km | 18 min |
| • STA. CRUZ HOSPITAL | 9.8 km | 39 min |
| • PHILIPPINE ORTHOPEDIC CENTER | 10.6km | 41 min |



LOCATION & ACCESSIBILITY



Schools

• CITY OF MALABON POLYTECHNIC INSTITUTE	650 m	8 min
• ARELLANO UNIVERSITY	850 m	10 min
• NIUGAN ELEMENTARY SCHOOL	2.3 km	12 min
• DE LA SALLE ARANETA UNIVERSITY	7.3 km	32 min
• BAGUMBAYAN ELEMENTARY SCHOOL	21.7km	1h 21 min



SITE DEVELOPMENT PLAN (SDP)



- Gross Area : 11,950 sq.m
- Number of buildings : 6
- Total number of units: 674 Units



MALABON HOUSING PROJECT

LOCATED: BRGY. BARITAN, MALABON CITY

PROJECT FEATURES



- 24-hour roving security
- Parking Area
 - Parking Slots: 85 slots
 - Parking ratio: 1:8
- Commercial Area
- Entrance Gate
- Secure Playground
- Sewage Treatment Plant (STP)



BUILDING FEATURES



- 5 Storey per building
- Walk-ups building
- Typical unit size: 24 sq. m
- No. of Units per floor:
Bldg. 1, 2, 3, 4 & 6 : 119 units per building
Bldg. 5 : 79 units
- Fire alarms and sprinkler system
- Emergency lighting for common areas
- Fire-hose cabinets on every floor
- Ground floor ramp for people with disabilities
- Fire exit on every floor

UNIT FEATURES

- ❖ **Wall Finishes Unit** Painted Cement Finish
- ❖ **Drying Area** Painted Cement Finish
- ❖ **T&B** Ceramic Tiles
- ❖ **Floor Finishes:**
 - Unit** Vinyl Tiles Finish
 - Drying Area** Plain Cement Finish
 - T&B** Ceramic Tiles

- ❖ **Kitchen** Counter top with Cabinet
Stainless Steel sink
- ❖ **Provision** CATV and AC outlet
- ❖ **Fixtures:**
 - T&B** Wall mounted Water closet, Shower head



Typical
24-sqm
Turnover Unit



Typical
24-sqm
Suggested Layout

BUILDING FLOOR PLAN (3 Cluster)



**(APPLICABLE TO BUILDINGS 1, 2, 3, 4 & 6)
GROUND FLOOR PLAN**

BUILDING FLOOR PLAN (2 Cluster)



**(APPLICABLE TO BUILDING 5)
GROUND FLOOR PLAN**

COMPUTATION MATRIX



FOURTH FLOOR	
SELLING PRICE	798,000.00
ADD: PROCESSING FEE	20,000.00
TOTAL SELLING PRICE	798,000.00
LESS: DISCOUNT	123,000.00
TOTAL DISCOUNTED PRICE	675,000.00
LESS: LOAN VALUE	619,760.00
EQUITY	20,000.00
LESS: RESERVATION FEE	10,000.00
NET OF EQUITY	10,000.00
EQUITY(PAYABLE IN 6 MO)	1,668.67

THIRD FLOOR	
SELLING PRICE	858,000.00
ADD: PROCESSING FEE	20,000.00
TOTAL SELLING PRICE	878,000.00
LESS: DISCOUNT	143,000.00
TOTAL DISCOUNTED PRICE	735,000.00
LESS: LOAN VALUE	671,760.00
EQUITY	63,240.00
LESS: RESERVATION FEE	10,000.00
NET OF EQUITY	53,240.00
EQUITY(PAYABLE IN 6 MO)	8,873.31
EQUITY(PAYABLE IN 12 MO)	4,436.67

SECOND FLOOR	
SELLING PRICE	978,000.00
ADD: PROCESSING FEE	20,000.00
TOTAL SELLING PRICE	998,000.00
LESS: DISCOUNT	163,000.00
TOTAL DISCOUNTED PRICE	835,000.00
LESS: LOAN VALUE	798,080.00
EQUITY	50,520.00
LESS: RESERVATION FEE	10,000.00
NET OF EQUITY	40,520.00
EQUITY(PAYABLE IN 6 MO)	6,820.00
EQUITY(PAYABLE IN 12 MO)	3,410.00

GROUND FLOOR	
SELLING PRICE	1,098,000.00
ADD: PROCESSING FEE	20,000.00
TOTAL SELLING PRICE	1,118,000.00
LESS: DISCOUNT	183,000.00
TOTAL DISCOUNTED PRICE	935,000.00
LESS: LOAN VALUE	896,400.00
EQUITY	68,600.00
LESS: RESERVATION FEE	10,000.00
NET OF EQUITY	28,600.00
EQUITY(PAYABLE IN 6 MO)	4,766.67
EQUITY(PAYABLE IN 12 MO)	2,383.33

675,000.00		
LOAN TERM (YRS)	MONTHLY AMORTIZATION	GROSS MONTHLY INCOME
50	4,298.82	13,000.00
29	4,350.38	13,000.00
28	4,388.25	13,000.00
27	4,400.88	13,000.00
26	4,458.45	13,000.00
25	4,521.72	13,000.00
24	4,583.64	13,000.00
23	4,648.49	13,000.00
22	4,718.77	13,000.00
21	4,788.61	13,000.00
20	4,858.47	13,000.00
19	4,913.08	13,000.00
18	4,968.23	13,000.00
17	5,027.59	13,000.00
16	5,088.51	13,000.00
15	5,151.31	13,000.00
14	5,216.39	13,000.00
13	5,283.28	13,000.00
12	5,352.51	13,000.00
11	5,424.51	13,000.00
10	5,499.60	13,000.00
9	5,577.19	13,000.00
8	5,657.78	13,000.00
7	5,740.81	13,000.00
6	5,826.73	13,000.00
5	5,915.98	13,000.00
4	6,008.91	13,000.00
3	6,105.95	13,000.00
2	6,207.51	13,000.00
1	6,313.01	13,000.00

671,760.00		
LOAN TERM (YRS)	MONTHLY AMORTIZATION	GROSS MONTHLY INCOME
50	4,660.01	13,000.00
29	4,683.03	13,000.00
28	4,700.48	13,000.00
27	4,717.84	13,000.00
26	4,750.70	13,000.00
25	4,829.81	13,000.00
24	4,909.97	13,000.00
23	4,990.08	13,000.00
22	5,071.28	13,000.00
21	5,153.60	13,000.00
20	5,238.13	13,000.00
19	5,323.00	13,000.00
18	5,409.33	13,000.00
17	5,497.24	13,000.00
16	5,586.82	13,000.00
15	5,678.20	13,000.00
14	5,771.48	13,000.00
13	5,866.78	13,000.00
12	5,964.19	13,000.00
11	6,063.71	13,000.00
10	6,165.43	13,000.00
9	6,269.45	13,000.00
8	6,375.87	13,000.00
7	6,484.78	13,000.00
6	6,596.28	13,000.00
5	6,710.56	13,000.00
4	6,827.81	13,000.00
3	6,948.21	13,000.00
2	7,071.94	13,000.00
1	7,199.31	13,000.00

798,080.00		
LOAN TERM (YRS)	MONTHLY AMORTIZATION	GROSS MONTHLY INCOME
50	5,488.17	17,000.00
29	5,505.18	17,000.00
28	5,558.37	17,000.00
27	5,611.23	17,000.00
26	5,708.74	17,000.00
25	5,797.41	17,000.00
24	5,878.58	17,000.00
23	5,971.48	17,000.00
22	6,067.29	17,000.00
21	6,204.20	17,000.00
20	6,338.34	17,000.00
19	6,480.23	17,000.00
18	6,620.32	17,000.00
17	6,757.99	17,000.00
16	6,893.87	17,000.00
15	7,123.43	17,000.00
14	7,353.85	17,000.00
13	7,581.74	17,000.00
12	7,848.11	17,000.00
11	8,119.14	17,000.00
10	8,398.51	17,000.00
9	8,677.77	17,000.00
8	8,958.15	17,000.00
7	9,239.46	17,000.00
6	9,521.58	17,000.00
5	9,804.89	17,000.00

896,400.00		
LOAN TERM (YRS)	MONTHLY AMORTIZATION	GROSS MONTHLY INCOME
50	6,216.18	17,000.00
29	6,232.13	17,000.00
28	6,293.25	17,000.00
27	6,448.00	17,000.00
26	6,571.72	17,000.00
25	6,844.88	17,000.00
24	7,148.57	17,000.00
23	7,514.82	17,000.00
22	7,883.18	17,000.00
21	8,271.45	17,000.00
20	8,705.73	17,000.00
19	9,188.17	17,000.00
18	9,683.18	17,000.00
17	10,201.28	17,000.00
16	10,743.87	17,000.00
15	11,301.00	17,000.00
14	11,873.17	17,000.00
13	12,461.87	17,000.00
12	13,077.61	17,000.00
11	13,721.18	17,000.00
10	14,393.84	17,000.00
9	15,097.15	17,000.00
8	15,831.82	17,000.00
7	16,598.44	17,000.00
6	17,398.52	17,000.00
5	18,231.70	17,000.00

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CDCC
Community Developers
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A PHINMA PROPERTIES SUBSIDIARY

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THANK YOU!



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