

# GRAND STRIKEVILLE 4

MAMBOG 2 | BACCOOR



**+639327089410/ +639774356061**



**/PhinmaSocializedHousing**



**533 – 7777 LOC 700**



# GRAND STRIKEVILLE 4

MAMBONG 2 | BACCOOR

## TOWNHOUSE

A Joint Project with:



## VICINITY MAP





# Easy Access to Everything You Need

## Commercial and Business

- |                           |        |        |
|---------------------------|--------|--------|
| • SM CITY BACCOOR         | 4.2 km | 17 min |
| • PUREGOLD BACCOOR        | 4.6 km | 17 min |
| • MOLINO WET & DRY MARKET | 5.4 km | 17 min |
| • RFC MOLINO MALL         | 5.5 km | 18 min |



# Easy Access to Everything You Need

## Schools

- MAMBOG ELEMENTARY SCHOOL 1.1 km 13 min
- CAVITE SCHOOL OF ST. MARK 4.2 km 17 min
- UNIVERSITY OF PERPETUAL HELP RIZAL - MOLINO 4.6 km 17 min
- STATEFIELDS SCHOOL 5.4 km 17 min
- SAN NIOLAS ELEMENTARY SCHOOL 5.5 km 18 min



# Easy Access to Everything You Need

## Hospitals

- IMUS FAMILY HOSPITAL 2.9 km 14 min
- SOUTHEAST ASIAN MEDICAL CENTER 5.4 KM 19 min





# SITE DEVELOPMENT PLAN (SDP)

LOCATION: BRGY. MAMBOG 2, BACOR, CAVITE



## PROJECT FEATURES

- Lot Area : 48 sq.m
- Floor Area : 58 sq. m
- 24-hour roving security
- Parking Area  
    Parking Slots: 75 slots
- Entrance Gate
- Secure Playground
- Multipurpose Hall
- Catholic Chapel
- Material Recovery Facility (MRF)





## BUILDING FEATURES



- 2- Storey Townhouse

## UNIT FEATURES AND FINISHES

<b>Walls</b>	Skim coat Finish (Interior) Painted Cement Finish (Exterior)
<b>Floors</b>	Plain Cement Finish
<b>T&amp;B</b>	Wall Tiles up to 1.2 m in height Dual Flush Water Closet, Lavatory, Floor Drain
<b>Kitchen</b>	Plain Cement counter top; Stainless Kitchen sink and gooseneck faucet
<b>Windows</b>	Sliding Window, Awning window & Glass Jalousie
<b>Doors</b>	Wood Panel Door ( Main) PVC Door (Toilet& Service)
<b>Electrical</b>	Lighting, switches and receptacles
<b>Service Area</b>	2.04 sq. m
<b>Ceiling Height</b>	2 .40 m (Ground and Second level)



GROUND FLOOR



SECOND FLOOR



# SUGGESTED FLOOR LAYOUT



**Ground Level**  
1-Car Carport  
Living Area  
Dining Area

Toilet and Bath  
Kitchen  
Service Area



**Second Level**  
3-Bedrooms

## LIST OF REQUIREMENTS (SINGLE)

1. Signed MSVS (membership Status Verification Slip)
2. Photocopy of valid Government issued ID with picture and signature – 3 specimen signatures
3. Photocopy of Birth Certificate
4. One month latest billing statement – (If not under borrower's name, please provide CERTIFICATE OF RESIDENCY and VALID ID of Addressee) or Barangay Clearance
5. TIN Card or TIN Number
6. Latest one month payslip
7. Original Copy of Notarized Certificate of Employment & Compensation (CEC)
8. Up-to-date Employee's Statement of Accumulated value (ESAV) – With at least 24-months HDMF contribution – *they may get this to pag-ibig branch where their company remit their contribution*
9. Member's ID Number (MID) from Pag-ibig
10. Four (4) pcs. 1x1 ID pictures
11. ITR 2316 year 2015 – with signatures
12. BIR Form 1905 – duly signed by BIR
13. Fully filled out buyer's information sheet
14. Signed loaned documents



## LIST OF REQUIREMENTS (MARRIED)

*SAME REQUIREMENTS FOR SINGLE*

### **ADDITIONAL REQUIREMENTS ARE:**

1. Photocopy of Birth Certificate- *Spouse*
2. Photocopy of Marriage Certificate
3. TIN Card – Spouse
4. Photocopy of valid Government issued ID with picture and signature - Spouse

## COMPUTATION MATRIX

### TOWNHOUSE A - REGULAR UNIT

SELLING PRICE	1,350,000.00
LESS: RESERVATION FEE	10,000.00
TOTAL CONTRACT PRICE	<u>1,340,000.00</u>
LESS: LOAN VALUE	<u>1,203,000.00</u>
EQUITY	137,000.00
ADD: PROCESSING FEE	95,000.00
NET OF EQUITY & PF	<u><u>232,000.00</u></u>

**LOAN VALUE** 1,203,000.00

<u>LOAN TERM</u>	<u>MONTHLY AMORT.</u>	<u>GMI</u>
30 YEARS	8,698.23	22,000.00
25 YEARS	9,217.19	24,000.00
20 YEARS	10,063.69	20,000.00
15 YEARS	11,573.87	32,000.00
10 YEARS	14,754.29	40,000.00

**PROCESSING FEE AND EQUITY** 232,000.00

<u>TERM</u>	<u>M.A. ON EQUITY &amp; PF</u>
6 MONTHS	38,666.67
12 MONTHS	19,333.33
18 MONTHS	12,888.89
24 MONTHS	9,666.67

### TOWNHOUSE B - REGULAR UNIT

SELLING PRICE	1,600,000.00
LESS: RESERVATION FEE	10,000.00
TOTAL CONTRACT PRICE	<u>1,590,000.00</u>
LESS: LOAN VALUE	<u>1,453,000.00</u>
EQUITY	137,000.00
ADD: PROCESSING FEE	95,000.00
NET OF EQUITY & PF	<u><u>232,000.00</u></u>

**LOAN VALUE** 1,453,000.00

<u>LOAN TERM</u>	<u>MONTHLY AMORT.</u>	<u>GMI</u>
30 YEARS	10,528.45	31,000.00
25 YEARS	11,155.26	35,000.00
20 YEARS	12,177.68	38,000.00
15 YEARS	14,001.68	44,000.00
10 YEARS	17,843.02	57,000.00

**PROCESSING FEE AND EQUITY** 232,000.00

<u>TERM</u>	<u>M.A. ON EQUITY &amp; PF</u>
6 MONTHS	38,666.67
12 MONTHS	19,333.33
18 MONTHS	12,888.89
24 MONTHS	9,666.67



# THANK YOU!



FOR INQUIRIES PLEASE CONTACT:  
**MS. COLLEEN KAHULUGAN**  
Mobile No.: +639327089410/+639774356061

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 533 – 7777 LOC 700