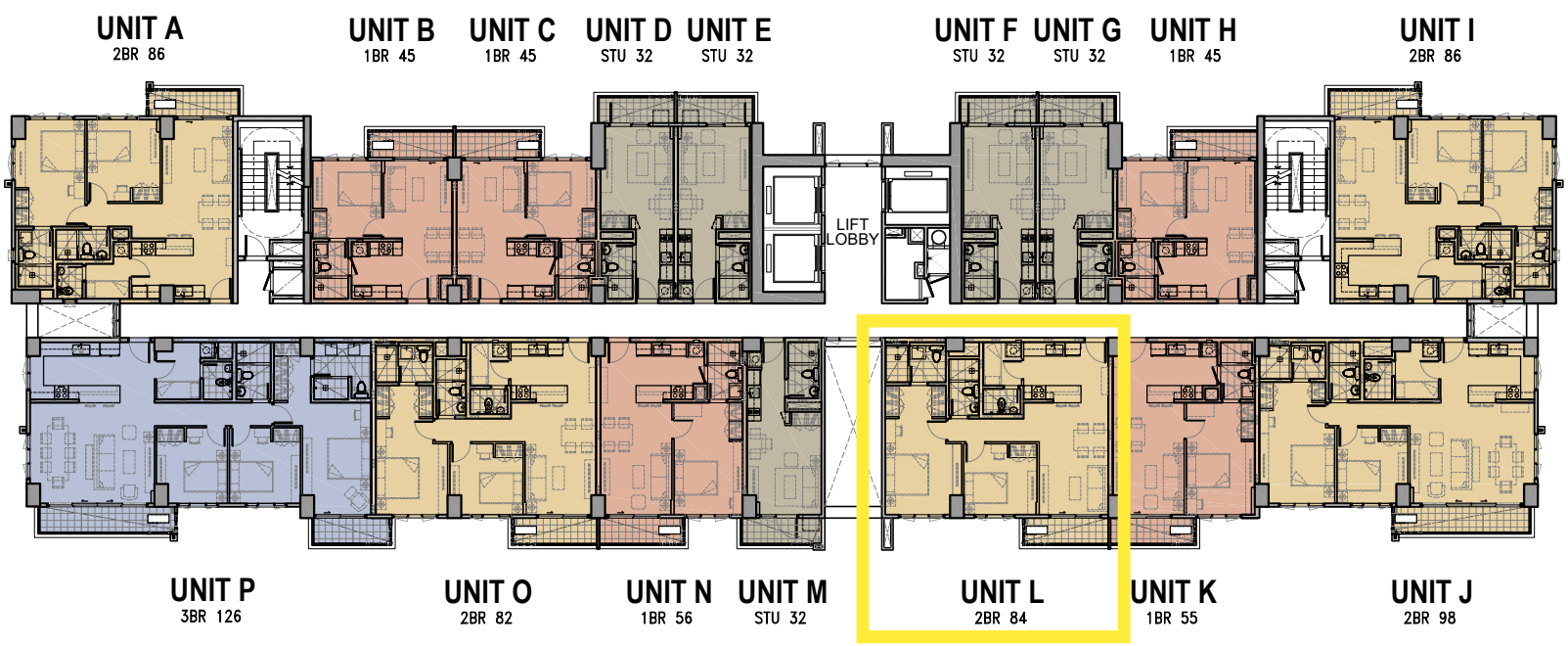
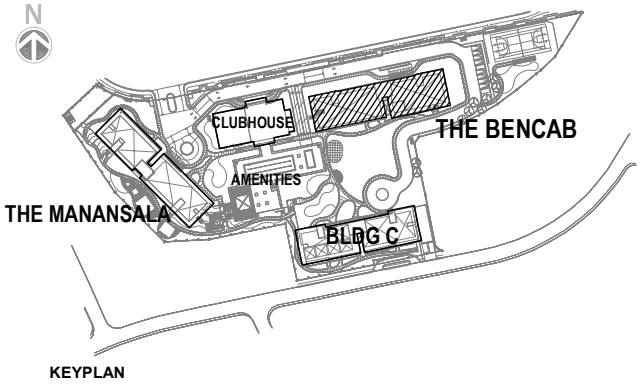
THE BENCAB

AT ROCKWELL CENTER NEPO, ANGELES





KEYPLAN

3RD - 17TH FLOOR

LEGEND:

STUDIO UNIT	32 SQM	(5)
1 BEDROOM UNIT	45 – 56 SQM	(5)
2 BEDROOM UNIT	82 – 98 SQM	(5)
3 BEDROOM UNIT	126 SQM	(1)

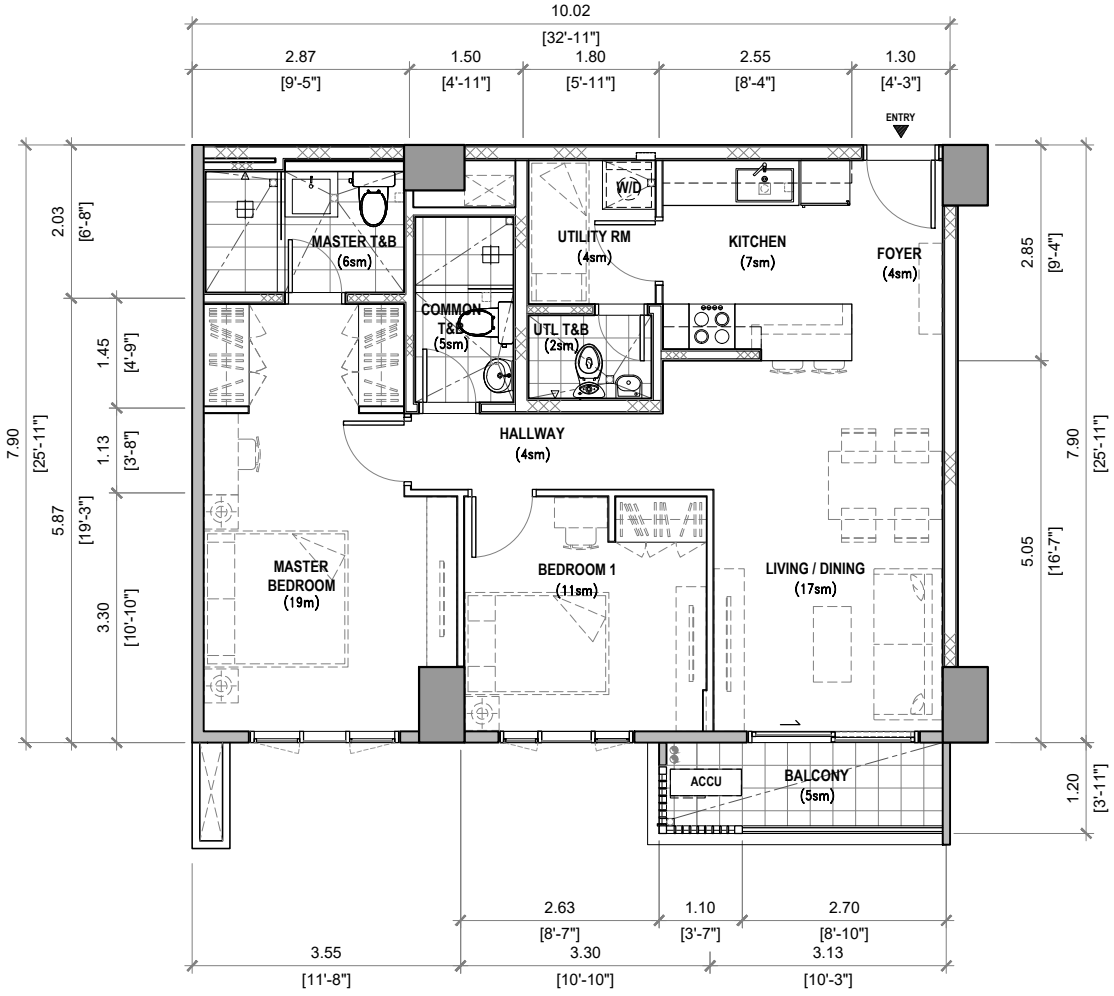
TOTAL UNITS PER FLOOR: 16

The above information and drawings are conceptual and subject to change without prior notice. The Developer reserves the right to make additions, deletions and modifications to the drawings as the Developer may deem appropriate or desirable. **MAY 2023.**

ROCKWELL NEPO
DEVELOPMENT CORP.
MAY 19 2023

THE BENCAB

AT ROCKWELL CENTER NEPO, ANGELES



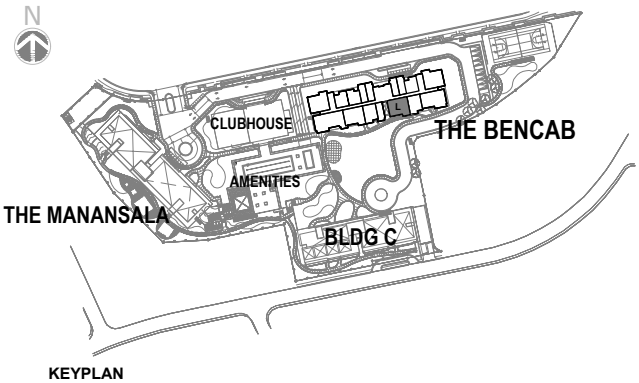
AREAS:

FOYER	4 sm
LIVING / DINING	17 sm
KITCHEN	7 sm
HALLWAY	4 sm
MASTER BEDROOM	19 sm
MASTER BEDROOM T&B	6 sm
BEDROOM 1	11 sm
COMMON T&B	5 sm
UTILITY	4 sm
UTILITY T&B	2 sm
BALCONY	5 sm

TOTAL AREA : 84 sm

LEVEL : 3RD-17TH

UNIT TYPE : UNIT L
2-BEDROOM



KEYPLAN
3RD ~ 17TH FLOOR

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ROCKWELL NEPO
DEVELOPMENT CORP.
MAY 19 2023

THE BENCAB
BY ROCKWELL AT NEPO CENTER

Unit price with VAT	PHP	20,858,100.00
Parking slot (One)		1,450,000.00
Total Price		22,308,100.00
Less: 5% Promo Discount		1,115,405.00
Total Contract Price	**PHP**	**21,192,695.00**

Reservation Date:	September 2026
Project:	Rockwell at Nepo Center
Tower:	The BenCab
Unit Number:	CAB-2L
Unit Type:	Two Bedroom
Area:	84 sqm. / 904.1676 sq.ft
Orientation:	South
Payment Term:	10-10-80
Payment Option:	**Straight Term at Zero Interest**

			Amount	Due Date
Reservation Fee		**PHP**	**100,000.00**	Sep 2026
10% Downpayment		**PHP**	**2,019,269.50**	Oct 2026
10% Amortization	**7 months equal payments**	**PHP**	**2,119,269.50**	
	1	PHP	302,752.79	Nov 28, 2026
	2	PHP	302,752.79	Dec 28, 2026
	3	PHP	302,752.79	Jan 28, 2027
	4	PHP	302,752.79	Feb 28, 2027
	5	PHP	302,752.79	Mar 28, 2027
	6	PHP	302,752.79	Apr 28, 2027
	7	PHP	302,752.79	May 28, 2027
80% Upon Turnover		**PHP**	**16,954,156.00**	Jun 28, 2027
Total Contract Price		**PHP**	**21,192,695.00**	

* Kitchen rangehood included
* Included in the Handover are the documentary stamps tax, transfer of title tax, real property tax, registration fee, assurance fund and other fees, condominium deposit, utility deposit, fire extinguisher to the unit in the name of the Purchaser shall be exclusively borne by the Purchaser
* The Purchaser expressly acknowledges that the fixtures, finishes, upgrades and furniture installed, or shown in the model units, product brochures, print advertisements and other marketing peripherals are purely for illustration purposes and are not included in the sale of the unit.
* **All checks payable to ROCKWELL NEPO DEVELOPMENT CORPORATION.**
* **Extended payment term is not applicable if the upon turnover balance is bank financed**

Handover / Transfer Fees (estimated at 3.5% of TCP)
PHP 741,744.33

THE BENCAB
BY ROCKWELL AT NEPO CENTER

Unit price with VAT	PHP	20,858,100.00
Parking slot (One)		1,450,000.00
Total Price		22,308,100.00
Less: 2% Promo Discount		446,162.00
Total Contract Price	**PHP**	**21,861,938.00**

Reservation Date:	September 2026
Project:	Rockwell at Nepo Center
Tower:	The BenCab
Unit Number:	CAB-2L
Unit Type:	Two Bedroom
Area:	84 sqm. / 904.1676 sq.ft
Orientation:	South
Payment Term:	10-10-80
Payment Option:	**Straight Term at Zero Interest**

			Amount	Due Date
Reservation Fee		**PHP**	**100,000.00**	Sep 2026
10% Downpayment		**PHP**	**2,086,193.80**	Oct 28, 2026
10% Amortization	**4 months equal payments**	**PHP**	**2,186,193.80**	
	1	PHP	546,548.45	Nov 28, 2026
	2	PHP	546,548.45	Dec 28, 2026
	3	PHP	546,548.45	Jan 28, 2027
	4	PHP	546,548.45	Feb 28, 2027
80% Upon Turnover		**PHP**	**17,489,550.40**	Mar 28, 2027
Total Contract Price		**PHP**	**21,861,938.00**	

* Kitchen rangehood included
* Included in the Handover are the documentary stamps tax, transfer of title tax, real property tax, registration fee, assurance fund and other fees, condominium deposit, utility deposit, fire extinguisher to the unit in the name of the Purchaser shall be exclusively borne by the Purchaser
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* **Extended payment term is not applicable if the upon turnover balance is bank financed**

Handover / Transfer Fees (estimated at 3.5% of TCP)
PHP 765,167.83