

AI-04659 Mandani Parking Cost Analysis

I need help to understand the various confusing terms of purchase of a parking lot at Mandani Bay. Compare side by side from lest cost to highest and explain the payoff and consequences of each choice. Our goal is not to dip too much from our "gap to 59.5" bucket which is in March 2027. Currently, we have \$100000.00 until March 2027.

Yes. The five images are actually showing **four different ways to buy the exact same 30-sqm Premium Tandem Parking space** at Mandani Bay Tower 3. The confusing part is that Mandani presents the numbers as discounts, down payments, deferred payments, retention, and "bank or cash" rather than showing the actual cash-flow consequences plainly.

I would look at this primarily as a **cash-flow decision**, because your most important constraint is:

Do not materially raid the \$100,000 "Gap to 59.5" bucket before March 2027.

Mandani Bay's own FAQ confirms that parking ownership is tied to condo ownership and that ownership is evidenced by a CCT; it also describes perpetual land tenure under the Condominium Act. ([Mandani Bay](#))

The four choices — from cheapest to most expensive

Using the numbers in your documents:

Total purchase price	₱2,805,000 A. Spot Cash	₱2,996,250 B. Deferred Cash	₱3,123,750 C. 10% + 30% Deferred	₱3,187,500 D. 40% Deferred
Reservation	₱50,000	₱50,000	₱50,000	₱50,000
Initial cash requirement	~ ₱2.755M	₱50K	₱50K	₱50K
Monthly payment	None	₱120,677 × 24	₱40,745 × 23	₱51,042 × 24
Future 60% balance	None	None	₱1,874,250	₱1,912,500
Bank financing possible?	No need	No	Yes	Yes
Cash-flow stress before Mar-2027	 Very high	 Moderate	 Very low	 Very low
Fit with your \$100K bucket goal			 Best	

Important distinction

The **₱50,000 retention fee is not an additional ₱50,000 on top of the purchase price** in A/B/C.

It is essentially money withheld until turnover.

For example, B works like:

₹50K reservation + ₹2.89625M monthly payments + ₹50K retention = ₹2.99625M

So the listed **Total Purchase Price is the actual contract amount**, assuming the sheet is complete and there are no additional charges later.

1. A — SPOT CASH

Cheapest: ₹2,805,000

This is the financially cheapest option by a substantial margin.

The calculation is:

- List price: ₹2,678,571
- 12% payment-term discount: **₹321,429**
- Net selling price: ₹2,357,143
- Other charges: ₹165,000
- VAT: ₹282,857
- **Total: ₹2,805,000**

After the ₹50,000 reservation:

₹2,755,000 remains to be paid.

And of that:

- ₹2,705,000 is due 30 days after reservation
- ₹50,000 retention is held until turnover

The problem for you

At approximately ₹57/\$:

₹2.755M ≈ \$48,333

So you would immediately turn your:

\$100,000 → ~\$51,667

That is almost **half of your Gap-to-59.5 bucket gone**.

And you'd be doing this only about seven months before March 2027.

Financial advantage

You save:

- ₹191,250 vs B
- ₹318,750 vs C
- ₹382,500 vs D

That's real money.

But...

You are effectively paying **\$48K today to save \$3K–\$7K later.**

Given your stated objective, **I would not do this.**

2. B — DEFERRED CASH

₱2,996,250 total

This is probably the **cleanest financing structure** of the four.

You pay:

₱50,000 reservation

Then:

₱120,677/month × 24 months

Then the ₱50,000 retention is dealt with at turnover.

There is **no 60% bank balloon.**

That is a very important advantage.

Total premium over A

₱2,996,250 – ₱2,805,000 =

₱191,250

You're essentially paying ₱191K more to avoid putting ₱2.755M into the property immediately.

That's only a **6.8% premium** for dramatically better liquidity.

What happens to your \$100K bucket?

Assuming you reserve now and the first monthly payment occurs approximately 30 days later:

From September 2026 through March 2027, you'd make approximately **7 payments.**

$7 \times ₱120,677 = \text{₱844,739}$

plus ₱50,000 reservation:

₱894,739

At ₱57/\$:

~\$15,700

So:

\$100,000 – \$15,700 ≈ \$84,300

would remain by March 2027, **assuming the payments come from this bucket and ignoring investment returns/additional contributions.**

That's dramatically better than A.

3. C — 10% NOW / 30% DEFERRED / 60% BANK OR CASH

This one is very interesting.

Total: ₱3,123,750

You pay:

10% spot down payment = ₱312,375

minus reservation:

₱262,375 due after 30 days

Then:

30% deferred

₱937,125 / 23 months

= ₱40,744.57/month

Then:

60% later

₱1,874,250

which can be:

- bank financed, **or**
 - paid in cash
-

This is extremely cash-flow friendly before March 2027

Reservation:

₱50,000

Seven monthly payments:

$7 \times ₱40,744.57 = ₱285,212$

Total through March:

~₱335,212

≈ \$5,881

So your \$100K bucket would theoretically still have:

~\$94,119

by March 2027.

That is excellent from your particular perspective.

But there's a catch

You haven't made the ₱1.874M problem disappear.

You've simply **pushed it into the future**.

Eventually you have:

₱1,874,250 due

and your choices are:

A. Pay cash

or

B. Get bank financing

or potentially

C. Some combination of the two

That is why I would describe C as:

Excellent liquidity management, but not necessarily the cheapest long-term strategy.

4. D — 40% DEFERRED / 60% BANK OR CASH

Most expensive: ₱3,187,500

This is actually very easy to understand.

You put essentially only the reservation down.

Then:

40% = ₱1,275,000

minus ₱50K reservation:

₱1,225,000 / 24

=

₱51,041.67/month

Then:

60% = ₱1,912,500

is due later and can be bank financed or paid cash.

Your March 2027 exposure

Seven monthly payments:

$7 \times ₱51,041.67$

= ₱357,292

plus ₱50K reservation:

₱407,292

≈ **\$7,145**

So:

\$100,000 → ~\$92,855

by March 2027.

That's still extremely comfortable.

The key comparison for YOU

This is where I think the decision becomes much clearer.

Assuming ₱57/\$ and reservation now:

Total price	₱2.805M	₱2.996M	₱3.124M	₱3.188M
USD total @ ₱57	\$49,211	\$52,566	\$54,803	\$55,921
immediately	A Spot	B Deferred	C 10/30/60	D 40/60
Approx. cash paid through Mar-27	\$48,333	\$15,697	\$5,881	\$7,145
Approx. \$ remaining from \$100K	\$51,667	\$84,303	\$94,119	\$92,855
Future large balance	None	None	₱1.874M	₱1.913M
Long-term cost	● Lowest	●	●	● Highest
Liquidity	●	●	● ●	● ●
Complexity	●	●	●	●

USD figures are illustrative at ₱57/\$; the PHP contractual amounts are what matter.

Here's the part I think matters most

You are not really deciding:

"Which parking option is cheapest?"

You're deciding:

"How much am I willing to pay to preserve ~\$100K of liquidity until I reach 59½?"

That's a completely different question.

And once you frame it that way, the options look very different.

My ranking for your situation

#1 — C: 10% + 30% Deferred + 60% Bank/Cash

My preferred choice for your stated objective.

Why?

You spend only about:

\$5,900 before March 2027

while locking in a parking space.

You preserve approximately:

\$94,100

of your \$100K bucket.

The cost of that liquidity is about:

₱318,750

more than Spot Cash.

That's the price you're paying for **not touching your \$100K heavily**.

The downside is the future **₱1.874M balance**.

But because that doesn't hit your Gap-to-59.5 bucket immediately, it gives you time to decide whether to finance it, pay cash, or use some combination.

#2 — D: 40% Deferred

This is also attractive.

You preserve roughly:

\$92,855

until March 2027.

But you pay:

₱382,500 more than Spot Cash

for the privilege.

And your eventual 60% balance is slightly larger:

₱1.9125M

So C is better than D on both **total price and future balloon**, while D has slightly higher monthly payments.

Therefore:

C beats D.



#3 — B: Deferred Cash

This is the interesting "boring" option.

You pay:

₱120,677/month

but you don't have the scary 60% balloon.

That's a major benefit.

By March 2027 you've spent approximately:

\$15,700

and still have about:

\$84,300

of your \$100K.

And eventually you've paid the entire parking space.

No bank loan required.

No ₱1.9M balloon.

No interest expense.

I actually like B more than it initially appears.

You're paying ₱191K more than Spot Cash, but you're buying **liquidity and certainty**.



#4 — A Spot Cash

Mathematically:

Best deal.

Financially:

Wrong timing for your stated goal.

You would take:

\$100K

↓

~\$51.7K

almost immediately.

That violates the spirit of your Gap-to-59.5 strategy.

I'd only choose A if you said:

"The \$100K is excess cash. We don't really need it for the March 2027 objective."

But that's not what you're telling me.

One more important issue: the 60% "Bank or Cash"

This wording is potentially dangerous because it can make C/D look like cheap monthly payment plans.

They aren't.

They are essentially:

small payments now + large obligation later

For C:

₱40,745/month

sounds wonderful.

But the real structure is:

₱40,745/month → 23 months

PLUS ₱1.874M at the end

For D:

₱51,042/month → 24 months

PLUS ₱1.913M at the end

That future balance is the elephant in the room.

Why B may actually be the "retirement-minded" choice

There's another way to think about it.

You have a relatively short period until 59½.

Once you get there, your financial situation changes because your retirement-account access/strategy becomes more flexible.

Therefore, **liquidity has unusually high value right now.**

B allows you to bridge that period without:

- draining \$48K immediately
- taking a large loan now
- creating a ₱1.9M balloon
- betting on future financing conditions

You basically buy the parking space for:

₱120,677/month

while keeping most of the \$100K intact.

My recommendation

If I were optimizing **specifically for your stated "Gap to 59.5" objective**, I'd rank them:

C > B > D > A

But there's an important distinction:

If you are comfortable with future financing:

C is the winner.

If you want the cleanest, least complicated retirement strategy:

B is the winner.

If you want maximum liquidity and don't mind paying the highest price:

D.

If you want the absolute lowest purchase price and don't care about draining the \$100K:

A.

My personal choice for your situation

I'd lean toward:

B — Deferred Cash

unless we can establish that the future **₱1.874M financing under C** can be obtained at a reasonable rate and that you already have a specific plan for paying it.

Why?

You're only paying:

₱191,250 more than the absolute cheapest option

to preserve approximately **\$32,600 more liquidity through March 2027**.

That's a pretty reasonable trade for someone whose explicit goal is to protect the Gap-to-59.5 bucket.

And unlike C/D, **B doesn't leave you staring at a ₱1.9M balloon**.

One thing I would do before signing

The documents say "**Promo Starts on May 26, 2025 until further notice.**" Since we're now in August 2026, I would have Mandani Bay issue a **fresh computation dated 2026** and confirm in writing:

1. Is the quoted price still valid?
2. Is the 6%/2%/0% discount still valid?
3. Is the ₱50K retention payable **only upon turnover**?
4. Exactly when is the 60% balance in C/D due?
5. What bank financing rates are currently available?
6. Can C/D be converted to full cash later without penalty?
7. Are there any additional transfer, registration, title, association or turnover charges not shown here?

Mandani Bay's current FAQ confirms that the project issues a CCT for parking ownership and that parking ownership is linked to ownership of a condominium unit. ([Mandani Bay](#))

The next calculation I'd recommend is even more useful: take your actual **March 2027 \$100K Gap-to-59.5 plan** and model **A/B/C/D month-by-month from September 2026 through March 2027**, including your expected income/cash replenishment. That will tell us ^{smoothly how} much of the \$100K each option really consumes rather than just looking at the parking payment in isolation. |

Rigel Arcayan