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**DSHUD Advertisement Approval No: R10-AA-2026/02-001**  
Owner/Developer: IDC Prima Inc.  
Project Location: Upper Carmen, Pueblo de Oro, Cagayan de Oro City  
Target Completion Date: August 31, 2025  
Contact Number: 0977 861 8152  
DSHUD LS NO: 033775




(0977) 861 8152    sales@italpinas.com    www.italpinas.com

**ITALPINAS SALES OFFICE - CAGAYAN DE ORO** Seller's Name \_\_\_\_\_  
 Ground Floor, Citta Verde @ Primavera City Seller's Contact No. \_\_\_\_\_  
 PN Roa Ave., Upper Carmen, Cagayan de Oro City Date: Monday, 8 June 2026

UNIT COMPUTATION			
Unit No.:	<b>1002</b>	-	<b>Total Area</b> <b>27.00</b>
Unit Type:	<b>Studio</b>	Unit Selling Price	P 4,968,000.00
Project:	PC-II	Discount	P -
View:	<b>27.00</b>	Net Selling Price	P 4,968,000.00
		Miscellaneous Fee	P 397,440.00
		VAT (12%)	P <b>596,160.00</b>
		<b>Total Contract Price</b>	<b>P 5,961,600.00</b>

**Payment Method**

**OPTION: SMART START PLAN**

**10% Outright Cash with 10% Discount on the cashoutlay**  
Fully Furnished Unit worth 250K for Studio Unit, 350K for 1BR/2BR

<b>I. Reservation</b>	P	<b>30,000.00</b>	
TOTAL DISCOUNT	P	59,616.00	
<b>II. 10% Downpayment with 10% discount on USP - Outright Cash</b>	P	<b>545,486.40</b>	
Less: Reservation		30,000.00	
<b>Net Due One-time (Spot Downpayment) , due on _____</b>	<b>P</b>	<b>515,486.40</b>	/ One-time
<b>II. Bank Financing, Loan Application must be within 30 days from reservation</b>	P	<b>5,356,497.60</b>	-
20 years @ 7.25%	P	43,151.58	/ month
15 years @ 7.25%	P	49,655.39	/ month
10 years @ 7.25%	P	63,582.57	/ month
5 years @ 7.25%	P	107,333.22	/ month

\*\*Amount and final amount to be presented by the Financing institution

**OPTION: INVESTOR'S PACKAGE**

**10% Downpayment spread 60 mos. + Modular Kitchen System with 80K**

<b>I. 10% Downpayment</b>		596,160.00	
Less; Reservation Fee		30,000.00	
Net Due		566,160.00	
60 monthly installment	<b>P</b>	<b>9,436.00</b>	/ month
<b>II. Bank Financing, Loan Application must be within 30 days from reservation</b>	P	<b>5,365,440.00</b>	
30 years @ 7.25%	P	37,515.94	/ month
25 years @ 7.25%	P	38,781.77	/ month
20 years @ 7.25%	P	43,223.62	/ month
15 years @ 7.25%	P	49,738.29	/ month
10 years @ 7.25%	P	63,688.72	/ month
5 years @ 7.25%	P	107,512.41	/ month

\*\*Amount and final amount to be presented by the Financing institution

**OPTION: EASY MOVE-IN PLAN**

**7.5% Downpayment spread 60 mos. & 2.5% SPECIAL DISCOUNT**

<b>I. 2.5% of Unit Selling price as Special Discount</b>		<b>124,200.00</b>	
<b>II. 7.5% of Total Contract Price as Downpayment</b>	P	435,942.00	
Less; Reservation Fee	P	30,000.00	
Net Due	P	405,942.00	
60 monthly installment	<b>P</b>	<b>6,765.70</b>	/ month
<b>III. Bank Financing, Loan Application must be within 30 days from reservation</b>	P	<b>5,376,618.00</b>	
30 years @ 7.25%	P	37,594.09	/ month
25 years @ 7.25%	P	38,862.56	/ month
20 years @ 7.25%	P	43,313.67	/ month
15 years @ 7.25%	P	49,841.91	/ month
10 years @ 7.25%	P	63,821.41	/ month
5 years @ 7.25%	P	107,736.40	/ month

\*\*Amount and final amount to be presented by the Financing institution

**OPTION 4: SPOTCASH**

**Huge 10% Discount + Full Furnished Unit**

Total Unit Selling Price (TSP)	4,968,000.00	<b>Amount Due</b>	
<b>Less: 10% Discount</b>	<b>496,800.00</b>		
Net USP	4,471,200.00		
8% Processing fees	357,696.00		
12% Vat	536,544.00		
<b>NET TOTAL CONTRACT PRICE</b>	<b>5,365,440.00</b>		
<b>I. Reservation</b>		<b>Day 1</b>	<b>30,000.00</b>
<b>II. Spotcash payment (with Misc. fee)</b>		<b>Day 7</b>	<b>5,335,440.00</b>
<b>Total Discount</b>			<b>496,800.00</b>

\*\*7 days to avail 10% Discount

Note: Italpinas reserves the right to amend figures appearing in this proposal for any errors. Prices shall be in effect of the date of this proposal & subject to change w/o prior notice. Reservation is non-refundable. All prices are inclusive of VAT (if applicable) and Miscellaneous Fee.

Prepared by: \_\_\_\_\_ Noted by: \_\_\_\_\_ Conforme: \_\_\_\_\_ Date: \_\_\_\_\_  
 Sales \_\_\_\_\_ Sales Director \_\_\_\_\_ Buyer \_\_\_\_\_ **Monday, 8 June 2026**