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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

<b>ITALPINAS SALES OFFICE - CAGAYAN DE ORO</b> Ground Floor, Citta Verde @ Primavera City PN Roa Ave., Upper Carmen, Cagayan de Oro City	Seller's Name _____ Seller's Contact No. _____ Date: <b>Monday, 8 June 2026</b>
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UNIT COMPUTATION				
Unit No.:	<b>1003</b>	-	<b>Total Area</b>	<b>28.00</b>
Unit Type:	<b>Studio</b>	Unit Selling Price	P	5,152,000.00
Project:	PC-II	Discount	P	-
View:	<b>28.00</b>	Net Selling Price	P	5,152,000.00
		Miscellaneous Fee	P	412,160.00
		VAT (12%)	P	<b>618,240.00</b>
		<b>Total Contract Price</b>	<b>P</b>	<b>6,182,400.00</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**

I. <b>Reservation</b>	P	<b>30,000.00</b>	
TOTAL DISCOUNT	P	61,824.00	
II. <b>10% Downpayment with 10% discount on USP - Outright Cash</b>	P	<b>565,689.60</b>	
Less: Reservation		30,000.00	
Net Due One-time (Spot Downpayment) , due on _____	P	<b>535,689.60</b>	/ One-time
II. <b>Bank Financing, Loan Application must be within 30 days from reservation</b>	P	<b>5,554,886.40</b>	-
20 years @ 7.25%	P	44,749.79	/ month
15 years @ 7.25%	P	51,494.48	/ month
10 years @ 7.25%	P	65,937.48	/ month
5 years @ 7.25%	P	111,308.53	/ 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**

I. <b>10% Downpayment</b>		618,240.00	
Less; Reservation Fee		30,000.00	
Net Due		588,240.00	
60 monthly installment	P	<b>9,804.00</b>	/ month
II. <b>Bank Financing, Loan Application must be within 30 days from reservation</b>	P	<b>5,564,160.00</b>	
30 years @ 7.25%	P	38,905.41	/ month
25 years @ 7.25%	P	40,218.13	/ month
20 years @ 7.25%	P	44,824.49	/ month
15 years @ 7.25%	P	51,580.45	/ month
10 years @ 7.25%	P	66,047.56	/ month
5 years @ 7.25%	P	111,494.35	/ 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**

I. <b>2.5% of Unit Selling price as Special Discount</b>		<b>128,800.00</b>	
II. <b>7.5% of Total Contract Price as Downpayment</b>	P	452,088.00	
Less; Reservation Fee	P	30,000.00	
Net Due	P	422,088.00	
60 monthly installment	P	<b>7,034.80</b>	/ month
III. <b>Bank Financing, Loan Application must be within 30 days from reservation</b>	P	<b>5,575,752.00</b>	
30 years @ 7.25%	P	38,986.47	/ month
25 years @ 7.25%	P	40,301.92	/ month
20 years @ 7.25%	P	44,917.88	/ month
15 years @ 7.25%	P	51,687.91	/ month
10 years @ 7.25%	P	66,185.16	/ month
5 years @ 7.25%	P	111,726.63	/ 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)	5,152,000.00	<b>Amount Due</b>
<b>Less: 10% Discount</b>	<b>515,200.00</b>	
Net USP	4,636,800.00	
8% Processing fees	370,944.00	
12% Vat	556,416.00	
<b>NET TOTAL CONTRACT PRICE</b>	<b>5,564,160.00</b>	
I. <b>Reservation</b>	Day 1	<b>30,000.00</b>
II. <b>Spotcash payment (with Misc. fee)</b>	Day 7	<b>5,534,160.00</b>
<b>Total Discount</b>		<b>515,200.00</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 _____	<b>Monday, 8 June 2026</b>