ITALPINAS SALES OFFICE - CAGAYAN DE ORO
Ground Floor, Citta Verde @ Primavera City
PN Roa Ave., Upper Carmen, Cagayan de Oro City

Seller's Name
Seller's Contact No.
Date: Monday, 8 June 2026

UNIT COMPUTATION

Unit No.:	**411**	-	**Total Area**		**29.00**
Unit Type:	**Studio**		Unit Selling Price	₱	5,263,500.00
Project	PC-II		Discount	₱	-
View:	**29.00**		Net Selling Price	₱	5,263,500.00
			Miscellaneous Fee	₱	421,080.00
			VAT (12%)	₱	**631,620.00**
			Total Contract Price	₱	**6,316,200.00**

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. Reservation		₱	**30,000.00**	
TOTAL DISCOUNT		₱	63,162.00	
II. 10% Downpayment with 10% discount on USP- Outright Cash		₱	**577,932.30**	
Less: Reservation			**30,000.00**	
Net Due One-time (Spot Downpayment) , due on _____		₱	**547,932.30**	/ One-time
II. Bank Financing, Loan Application must be within 30 days from reservation		₱	**5,675,105.70**	-
20 years @ 7.25%		₱	45,718.27	/ month
15 years @ 7.25%		₱	52,608.93	/ month
10 years @ 7.25%		₱	67,364.51	/ month
5 years @ 7.25%		₱	113,717.48	/ 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. 10% Downpayment			631,620.00	
Less; Reservation Fee			**30,000.00**	
Net Due			601,620.00	
60 monthly installment		₱	**10,027.00**	**/ month**
II. Bank Financing, Loan Application must be within 30 days from reservation		₱	**5,684,580.00**	
30 years @ 7.25%		₱	39,747.41	/ month
25 years @ 7.25%		₱	41,088.53	/ month
20 years @ 7.25%		₱	45,794.59	/ month
15 years @ 7.25%		₱	52,696.76	/ month
10 years @ 7.25%		₱	67,476.97	/ month
5 years @ 7.25%		₱	113,907.32	/ 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. 2.5% of Unit Selling price as Special Discount			**131,587.50**	
II. 7.5% of Total Contract Price as Downpayment		₱	461,872.13	
Less; Reservation Fee		₱	30,000.00	
Net Due		₱	431,872.13	
60 monthly installment		₱	**7,197.87**	**/ month**
III. Bank Financing, Loan Application must be within 30 days from reservation		₱	**5,696,422.88**	
30 years @ 7.25%		₱	39,830.22	/ month
25 years @ 7.25%		₱	41,174.14	/ month
20 years @ 7.25%		₱	45,889.99	/ month
15 years @ 7.25%		₱	52,806.54	/ month
10 years @ 7.25%		₱	67,617.55	/ month
5 years @ 7.25%		₱	114,144.63	/ 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)	5,263,500.00		**Amount Due**	
Less:10% Discount	**526,350.00**			
Net USP	4,737,150.00			
8% Processing fees	378,972.00			
12% Vat	568,458.00			
NET TOTAL CONTRACT PRICE	5,684,580.00			
I. Reservation		**Day 1**	**30,000.00**	
II. Spotcash payment (with Misc. fee)		**Day 7**	**5,654,580.00**	**7 days to avail 10% Discount
Total Discount			**526,350.00**	

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**