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.:	412	-	Total Area		27.00
Unit Type:	Studio		Unit Selling Price	₱	4,900,500.00
Project	PC-II		Discount	₱	-
View:	27.00		Net Selling Price	₱	4,900,500.00
			Miscellaneous Fee	₱	392,040.00
			VAT (12%)	₱	**588,060.00**
			Total Contract Price	₱	**5,880,600.00**

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		₱	58,806.00	
II. 10% Downpayment with 10% discount on USP- Outright Cash		₱	**538,074.90**	
Less: Reservation			**30,000.00**	
Net Due One-time (Spot Downpayment) , due on _____		₱	**508,074.90**	/ One-time
II. Bank Financing, Loan Application must be within 30 days from reservation		₱	**5,283,719.10**	-
20 years @ 7.25%		₱	42,565.28	/ month
15 years @ 7.25%		₱	48,980.73	/ month
10 years @ 7.25%		₱	62,718.68	/ month
5 years @ 7.25%		₱	105,874.89	/ 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			588,060.00	
Less; Reservation Fee			**30,000.00**	
Net Due			558,060.00	
60 monthly installment		₱	**9,301.00**	**/ month**
II. Bank Financing, Loan Application must be within 30 days from reservation		₱	**5,292,540.00**	
30 years @ 7.25%		₱	37,006.21	/ month
25 years @ 7.25%		₱	38,254.84	/ month
20 years @ 7.25%		₱	42,636.34	/ month
15 years @ 7.25%		₱	49,062.50	/ month
10 years @ 7.25%		₱	62,823.39	/ month
5 years @ 7.25%		₱	106,051.64	/ 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			**122,512.50**	
II. 7.5% of Total Contract Price as Downpayment		₱	430,018.88	
Less; Reservation Fee		₱	30,000.00	
Net Due		₱	400,018.88	
60 monthly installment		₱	**6,666.98**	**/ month**
III. Bank Financing, Loan Application must be within 30 days from reservation		₱	**5,303,566.13**	
30 years @ 7.25%		₱	37,083.30	/ month
25 years @ 7.25%		₱	38,334.54	/ month
20 years @ 7.25%		₱	42,725.17	/ month
15 years @ 7.25%		₱	49,164.71	/ month
10 years @ 7.25%		₱	62,954.27	/ month
5 years @ 7.25%		₱	106,272.59	/ 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)	4,900,500.00		**Amount Due**	
Less:10% Discount	**490,050.00**			
Net USP	4,410,450.00			
8% Processing fees	352,836.00			
12% Vat	529,254.00			
NET TOTAL CONTRACT PRICE	5,292,540.00			
I. Reservation		**Day 1**	**30,000.00**	
II. Spotcash payment (with Misc. fee)		**Day 7**	**5,262,540.00**	**7 days to avail 10% Discount
Total Discount			**490,050.00**	

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**