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DSHUD Advertisement Approval No: R10-AA-2026/02-001
Owner/Developer: IDC Prime Inc.
Project Location: Upper Carmen, Pueblo de Oro, Cagayan de Oro City
Target Completion Date: August 31, 2025
Contact Number: 0917 861 8152
DSHUD LS NO: 033775



(0917) 861 8152 sales@italpinas.com www.italpinas.com



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: Tuesday, 28 July 2026

UNIT COMPUTATION

Unit No.:	520	-	Total Area	52.00
Unit Type:	1-Bedroom	Unit Selling Price	₱	9,464,000.00
Project	PC-II	Discount	₱	-
View:	Mountain	Net Selling Price	₱	9,464,000.00
MODEL UNIT: FULL FURNISHED		Miscellaneous Fee	₱	757,120.00
		VAT (12%)	₱	1,135,680.00
		Total Contract Price	₱	11,356,800.00
		Discount		-

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	₱	94,640.00		
II. 10% Downpayment with 10% discount on USP- Outright Cash	₱	1,041,040.00		
Less: Reservation		30,000.00		
Net Due One-time (Spot Downpayment) , due on _____	₱	1,011,040.00	/ One-time	
II. Bank Financing, Loan Application must be within 30 days from reservation	₱	10,221,120.00		₱ -
20 years @ 7.25%	₱	82,340.65	/ month	
15 years @ 7.25%	₱	94,751.05	/ month	
10 years @ 7.25%	₱	121,326.50	/ month	
5 years @ 7.25%	₱	204,810.28	/ 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		236,600.00		
II. 7.5% of Total Contract Price as Downpayment	₱	899,080.00		
Less; Reservation Fee	₱	30,000.00		
Net Due	₱	869,080.00		
60 monthly installment	₱	14,484.67	/ month	
III. Bank Financing, Loan Application must be within 30 days from reservation	₱	10,221,120.00		
30 years @ 7.25%	₱	71,467.55	/ month	
25 years @ 7.25%	₱	73,878.96	/ month	
20 years @ 7.25%	₱	82,340.65	/ month	
15 years @ 7.25%	₱	94,751.05	/ month	
10 years @ 7.25%	₱	121,326.50	/ month	
5 years @ 7.25%	₱	204,810.28	/ 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)	9,464,000.00
Less:10% Discount	946,400.00
Net USP	8,517,600.00
8% Processing fees	681,408.00
12% Vat	1,022,112.00
NET TOTAL CONTRACT PRICE	10,221,120.00

Amount Due

I. Reservation	Day 1	30,000.00	
II. Spotcash payment (with Misc. fee)	Day 7	10,191,120.00	**7 days to avail 10% Discount
Total Discount		946,400.00	

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 _____ Tuesday, 28 July 2026