**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.: | **619** | - **Total Area** | | **52.00** |
| Unit Type: | **1-Bedroom** | Unit Selling Price | ₱ | 9,490,000.00 |
| Project | PC-II | Discount | ₱ | - |
| View: | **52.00** | Net Selling Price | ₱ | 9,490,000.00 |
| | | Miscellaneous Fee | ₱ | 759,200.00 |
| | | VAT (12%) | ₱ | **1,138,800.00** |
| | | Total Contract Price | ₱ | **11,388,000.00** |

## 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 | ₱ | **113,880.00** | |
| **II.** | **10% Downpayment with 10% discount on USP- Outright Cash** | ₱ | **1,042,002.00** | |
| | **Less: Reservation** | | **30,000.00** | |
| | **Net Due One-time** (Spot Downpayment) , due on _____ | ₱ | **1,012,002.00** | / One-time |
| **II.** | **Bank Financing,** Loan Application must be within 30 days from reservation | ₱ | **10,232,118.00** | - |
| | 20 years @ 7.25% | ₱ | 82,429.25 | / month |
| | 15 years @ 7.25% | ₱ | 94,853.00 | / month |
| | 10 years @ 7.25% | ₱ | 121,457.05 | / month |
| | 5 years @ 7.25% | ₱ | 205,030.65 | / 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** | | 1,138,800.00 | |
| | Less; Reservation Fee | | **30,000.00** | |
| | Net Due | | 1,108,800.00 | |
| | 60 monthly installment | ₱ | **18,480.00** | **/ month** |
| **II.** | **Bank Financing,** Loan Application must be within 30 days from reservation | ₱ | **10,249,200.00** | |
| | 30 years @ 7.25% | ₱ | 71,663.89 | / month |
| | 25 years @ 7.25% | ₱ | 74,081.92 | / month |
| | 20 years @ 7.25% | ₱ | 82,566.86 | / month |
| | 15 years @ 7.25% | ₱ | 95,011.35 | / month |
| | 10 years @ 7.25% | ₱ | 121,659.82 | / month |
| | 5 years @ 7.25% | ₱ | 205,372.94 | / 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** | | **237,250.00** | |
| **II.** | **7.5% of Total Contract Price as Downpayment** | ₱ | 832,747.50 | |
| | Less; Reservation Fee | ₱ | 30,000.00 | |
| | Net Due | ₱ | 802,747.50 | |
| | 60 monthly installment | ₱ | **13,379.13** | **/ month** |
| **III.** | **Bank Financing,** Loan Application must be within 30 days from reservation | ₱ | **10,270,552.50** | |
| | 30 years @ 7.25% | ₱ | 71,813.19 | / month |
| | 25 years @ 7.25% | ₱ | 74,236.26 | / month |
| | 20 years @ 7.25% | ₱ | 82,738.87 | / month |
| | 15 years @ 7.25% | ₱ | 95,209.29 | / month |
| | 10 years @ 7.25% | ₱ | 121,913.28 | / month |
| | 5 years @ 7.25% | ₱ | 205,800.80 | / 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) | 9,490,000.00 | | **Amount Due** | |
| **Less:10% Discount** | **949,000.00** | | | |
| Net USP | 8,541,000.00 | | | |
| 8% Processing fees | 683,280.00 | | | |
| 12% Vat | 1,024,920.00 | | | |
| **NET TOTAL CONTRACT PRICE** | 10,249,200.00 | | | |
| **I. Reservation** | | **Day 1** | **30,000.00** | |
| **II. Spotcash payment (with Misc. fee)** | | **Day 7** | **10,219,200.00** | **7 days to avail 10% Discount |
| ***Total Discount*** | | | **949,000.00** | |

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** |