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GET UP TO 400K WORTH OF FURNITURE AND APPLIANCES TODAY!



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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



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|--|----------------------------------|
| ITALPINAS SALES OFFICE - CAGAYAN DE ORO | Seller's Name _____ |
| Ground Floor, Citta Verde @ Primavera City | Seller's Contact No. _____ |
| PN Roa Ave., Upper Carmen, Cagayan de Oro City | Date: <u>Sunday, 17 May 2026</u> |

| UNIT COMPUTATION | | | | |
|------------------|---------------|-----------------------------|-----------------------|--------------|
| Unit No.: | 817 | - | Total Area | 29.00 |
| Unit Type: | Studio | Unit Selling Price | P 5,336,000.00 | |
| Project | PC-II | Discount | P - | |
| View: | 29.00 | Net Selling Price | P 5,336,000.00 | |
| | | Miscellaneous Fee | P 426,880.00 | |
| | | VAT (12%) | P 640,320.00 | |
| | | Total Contract Price | P 6,403,200.00 | |

Payment Method

OPTION 1: SIGNATURE SERIES

**10% Outright Cash with 10% Discount on the cashoutlay
Fully Furnished Unit worth 250K for Studio Unit
6 mos. FREE Property Management**

| | | | |
|---|---|---------------------|------------|
| I. Reservation | P | 30,000.00 | |
| TOTAL DISCOUNT | P | 64,032.00 | |
| II. 10% Downpayment with 10% discount on USP- Outright Cash | P | 585,892.80 | |
| Less: Reservation | | 30,000.00 | |
| Net Due One-time (Spot Downpayment) , due on _____ | P | 555,892.80 | / One-time |
| II. Bank Financing, Loan Application must be within 30 days from reservation | P | 5,753,275.20 | |
| 20 years @ 7.25% | P | 46,347.99 | / month - |
| 15 years @ 7.25% | P | 53,333.57 | / month |
| 10 years @ 7.25% | P | 68,292.39 | / month |
| 5 years @ 7.25% | P | 115,283.83 | / month |

**Amount and final amount to be presented by the Financing institution

OPTION 2: MOVE IN PROMO PACKAGE

10% Downpayment spread 60 mos. + Modular Kitchen System with 80K

| | | | |
|---|---|---------------------|---------|
| I. 10% Downpayment | | 640,320.00 | |
| Less; Reservation Fee | | 30,000.00 | |
| Net Due | | 610,320.00 | |
| 60 monthly installment | P | 10,172.00 | / month |
| II. Bank Financing, Loan Application must be within 30 days from reservation | P | 5,762,880.00 | |
| 30 years @ 7.25% | P | 40,294.89 | / month |
| 25 years @ 7.25% | P | 41,654.49 | / month |
| 20 years @ 7.25% | P | 46,425.37 | / month |
| 15 years @ 7.25% | P | 53,422.61 | / month |
| 10 years @ 7.25% | P | 68,406.41 | / month |
| 5 years @ 7.25% | P | 115,476.29 | / month |

**Amount and final amount to be presented by the Financing institution

OPTION 3: LOW CASH-OUT PROMO

7.5% Downpayment spread 60 mos. & 2.5% SPECIAL DISCOUNT

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|--|---|---------------------|---------|
| I. 2.5% of Unit Selling price as Special Discount | | 133,400.00 | |
| II. 7.5% of Total Contract Price as Downpayment | P | 468,234.00 | |
| Less; Reservation Fee | | 30,000.00 | |
| Net Due | | 438,234.00 | |
| 60 monthly installment | P | 7,303.90 | / month |
| III. Bank Financing, Loan Application must be within 30 days from reservation | P | 5,774,886.00 | |
| 30 years @ 7.25% | P | 40,378.84 | / month |
| 25 years @ 7.25% | P | 41,741.27 | / month |

| | | | |
|------------------|---|------------|---------|
| 20 years @ 7.25% | ₱ | 46,522.09 | / month |
| 15 years @ 7.25% | ₱ | 53,533.91 | / month |
| 10 years @ 7.25% | ₱ | 68,548.92 | / month |
| 5 years @ 7.25% | ₱ | 115,716.87 | / month |

**Amount and final amount to be presented by the Financing institution

OPTION 4: SPOTCASH

Huge 10% Discount + Full Furnished Unit

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|--|---------------------|-------------------|---------------------|
| Total Unit Selling Price (TSP) | 5,336,000.00 | Amount Due | |
| Less: 10% Discount | 533,600.00 | | |
| Net USP | 4,802,400.00 | | |
| 8% Processing fees | 384,192.00 | | |
| 12% Vat | 576,288.00 | | |
| NET TOTAL CONTRACT PRICE | 5,762,880.00 | | |
| I. Reservation | | Day 1 | 30,000.00 |
| II. Spotcash payment (with Misc. fee) | | Day 7 | 5,732,880.00 |
| Total Discount | | | 533,600.00 |

**7 days to avail 10% Discount

Note: Italphin 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 | Sunday, 17 May 2026 |