



#### UNIT COMPUTATION

|            |                 |   |                      |                |
|------------|-----------------|---|----------------------|----------------|
| Unit No.:  | 2004            | - | Total Area           | 28.00          |
| Unit Type: | STUDIO          |   | Unit Selling Price   | P 4,816,000.00 |
| sub-type:  |                 |   | Discount             | P -            |
| View:      | Sunset/Tagaytay |   | Net Selling Price    | P 4,816,000.00 |
|            |                 |   | Miscellaneous Fee    | P 385,280.00   |
|            |                 |   | VAT (12%)            | P 577,920.00   |
|            |                 |   | Total Contract Price | P 5,779,200.00 |

#### Payment Method

#### OPTION: INVESTOR'S PACKAGE

10% Downpayment spread 60 mos. + Modular Kitchen System with 50K

|                                                                              |                |         |
|------------------------------------------------------------------------------|----------------|---------|
| I. 10% Downpayment based on TCP                                              | 577,920.00     |         |
| Less; Reservation Fee                                                        | 30,000.00      |         |
| Net Due                                                                      | 547,920.00     |         |
| 60 monthly installment                                                       | P 9,132.00     | / month |
| II. Bank Financing, Loan Application must be within 30 days from reservation | P 5,201,280.00 |         |
| 30 years @ 7.25%                                                             | P 36,368.10    | / month |
| 25 years @ 7.25%                                                             | P 37,595.21    | / month |
| 20 years @ 7.25%                                                             | P 41,901.16    | / month |
| 15 years @ 7.25%                                                             | P 48,216.51    | / month |
| 10 years @ 7.25%                                                             | P 61,740.11    | / month |
| 5 years @ 7.25%                                                              | P 104,222.98   | / 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                             | 120,400.00     |            |
| II. 7.5% of Total Contract Price as Downpayment                               | P 457,520.00   |            |
| Less; Reservation Fee                                                         | (30,000.00)    |            |
| Net Due                                                                       | P 427,520.00   |            |
| 60 monthly installment                                                        | P 7,125.33     | / month 8% |
| III. Bank Financing, Loan Application must be within 30 days from reservation | P 5,201,280.00 |            |
| 30 years @ 7.25%                                                              | P 36,368.10    | / month    |
| 25 years @ 7.25%                                                              | P 37,595.21    | / month    |
| 20 years @ 7.25%                                                              | P 41,901.16    | / month    |
| 15 years @ 7.25%                                                              | P 48,216.51    | / month    |
| 10 years @ 7.25%                                                              | P 61,740.11    | / month    |
| 5 years @ 7.25%                                                               | P 104,222.98   | / month    |

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

#### OPTION 4: SPOTCASH

Huge 10% Discount + Full Furnished Unit

|                                       |                |            |                |
|---------------------------------------|----------------|------------|----------------|
| I. Total Unit Selling Price (TSP)     | P 4,816,000.00 | Amount Due |                |
| Less: 10% Discount                    | (481,600.00)   |            |                |
| Net USP                               | P 4,334,400.00 |            |                |
| 8% Processing fees                    | P 346,752.00   |            |                |
| 12% Vat                               | P 520,128.00   |            |                |
| NET TOTAL CONTRACT PRICE              | P 5,201,280.00 |            |                |
| I. Reservation                        |                | Day 1      | 30,000.00      |
| II. Spotcash payment (with Misc. fee) |                | Day 7      | P 5,171,280.00 |
| Total Discount                        |                |            | (481,600.00)   |

\*\*7 days to avail 10% Discount

Note: Itaipinas 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     | Thursday, 16 July 2026 |