



UNIT COMPUTATION

Unit No.:	2007	-	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