



PRICELIST

Effectivity Date: Up to July 31, 2010 only
Reservation Fee (RF) 30,000

Citta di Mare - Amalfi Bldg.1, South Road Properties,Cebu City

GROUND FLOOR

Unit	Unit Type	UNIT AREA (SQ. M.)	BALCONY (SQ. M.)	TOTAL AREA	TOTAL LIST PRICE	TO TAL CONTRACT PRICE
101	2BR	56.79	11.00	67.79	5,152,040	6,053,600
102	2BR	56.79	11.00	67.79	5,152,040	6,053,600
103	2BR	56.79	11.00	67.79	5,152,040	6,053,600
104	2BR	56.79	11.00	67.79	5,152,040	6,053,600
105	2BR	56.79		56.79	4,259,250	5,004,600
106	2BR	56.79		56.79	4,259,250	5,004,600
107	2BR	56.79		56.79	4,259,250	5,004,600
108	2BR	56.79		56.79	4,259,250	5,004,600
109	2BR	56.79		56.79	4,259,250	5,004,600
110	2BR	56.79		56.79	4,259,250	5,004,600
111	2BR	56.79		56.79	4,259,250	5,004,600
112	2BR	56.79	11.00	67.79	5,152,040	6,053,600
114	2BR	56.79	11.00	67.79	5,152,040	6,053,600
115	2BR	56.79	11.00	67.79	5,152,040	6,053,600
116	2BR	56.79	11.00	67.79	5,152,040	6,053,600
117	2BR	56.79	11.00	67.79	5,152,040	6,053,600
118	2BR	56.79	11.00	67.79	5,152,040	6,053,600
119	2BR	51.72	11.00	62.72	4,766,720	5,600,900
120	2BR	56.79	11.00	67.79	5,152,040	6,053,600
121	2BR	56.79		56.79	4,259,250	5,004,600
122	2BR	56.79		56.79	4,259,250	5,004,600
123	2BR	56.79		56.79	4,259,250	5,004,600
124	2BR	56.79		56.79	4,259,250	5,004,600
125	2BR	56.79		56.79	4,259,250	5,004,600
126	2BR	56.79		56.79	4,259,250	5,004,600
127	2BR	56.79		56.79	4,259,250	5,004,600
128	2BR	56.79		56.79	4,259,250	5,004,600
129	2BR	56.79		56.79	4,259,250	5,004,600
130	2BR	56.79		56.79	4,259,250	5,004,600
131	2BR	56.79		56.79	4,259,250	5,004,600
132	2BR	56.79		56.79	4,259,250	5,004,600

Notes:

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2. Transfer of reservation from one unit to another shall be charged a fee of Php5,000.
3. Total Contract Price (TCP) includes miscellaneous fees such as Registration Fees and VAT.
4. Please make all checks payable to "Filinvest Land, Inc, for the account of BUYERS NAME"
5. Only FLI official receipts duly issued shall be recognized.
6. No broker or agent is authorized to receive or issue receipts for payments in behalf of FLI.
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SECOND FLOOR

Unit	Unit Type	TOTAL AREA	TOTAL LIST PRICE	TO TAL CONTRACT PRICE
201	2BR	56.79	4,330,238	5,088,000
202	2BR	56.79	4,330,238	5,088,000
203	2BR	56.79	4,330,238	5,088,000
204	2BR	56.79	4,330,238	5,088,000
205	2BR	56.79	4,330,238	5,088,000
206	2BR	56.79	4,273,448	5,021,300
207	2BR	56.79	4,273,448	5,021,300
208	2BR	56.79	4,273,448	5,021,300
209	2BR	56.79	4,273,448	5,021,300
210	2BR	56.79	4,273,448	5,021,300
211	2BR	56.79	4,273,448	5,021,300
212	3BR	85.18	6,409,795	7,531,500
214	2BR	56.79	4,273,448	5,021,300
215	2BR	56.79	4,330,238	5,088,000
216	2BR	56.79	4,330,238	5,088,000
217	2BR	56.79	4,330,238	5,088,000
218	2BR	56.79	4,330,238	5,088,000
219	2BR	56.79	4,330,238	5,088,000
220	2BR	56.79	4,330,238	5,088,000
221	2BR	51.72	3,943,650	4,633,800
222	2BR	56.79	4,330,238	5,088,000
223	2BR	56.79	4,273,448	5,021,300
224	2BR	56.79	4,273,448	5,021,300
225	2BR	56.79	4,273,448	5,021,300
226	2BR	56.79	4,273,448	5,021,300
227	2BR	56.79	4,273,448	5,021,300
228	2BR	56.79	4,273,448	5,021,300
229	2BR	56.79	4,273,448	5,021,300
230	2BR	56.79	4,273,448	5,021,300
231	2BR	56.79	4,273,448	5,021,300
232	2BR	56.79	4,273,448	5,021,300
233	2BR	56.79	4,273,448	5,021,300
234	2BR	56.79	4,273,448	5,021,300

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THIRD FLOOR

Unit	Unit Type	TOTAL AREA	TOTAL LIST PRICE	TO TAL CONTRACT PRICE
301	2BR	56.79	4,344,435	5,104,700
302	2BR	56.79	4,344,435	5,104,700
303	2BR	56.79	4,344,435	5,104,700
304	2BR	56.79	4,344,435	5,104,700
305	2BR	56.79	4,344,435	5,104,700
306	2BR	56.79	4,287,645	5,038,000
307	2BR	56.79	4,287,645	5,038,000
308	2BR	56.79	4,287,645	5,038,000
309	2BR	56.79	4,287,645	5,038,000
310	2BR	56.79	4,287,645	5,038,000
311	2BR	56.79	4,287,645	5,038,000
312	3BR	85.18	6,431,090	7,556,500
314	2BR	56.79	4,287,645	5,038,000
315	2BR	56.79	4,344,435	5,104,700
316	2BR	56.79	4,344,435	5,104,700
317	2BR	56.79	4,344,435	5,104,700
318	2BR	56.79	4,344,435	5,104,700
319	2BR	56.79	4,344,435	5,104,700
320	2BR	56.79	4,344,435	5,104,700
321	2BR	51.72	3,956,580	4,649,000
322	2BR	56.79	4,344,435	5,104,700
323	2BR	56.79	4,287,645	5,038,000
324	2BR	56.79	4,287,645	5,038,000
325	2BR	56.79	4,287,645	5,038,000
326	2BR	56.79	4,287,645	5,038,000
327	2BR	56.79	4,287,645	5,038,000
328	2BR	56.79	4,287,645	5,038,000
329	2BR	56.79	4,287,645	5,038,000
330	2BR	56.79	4,287,645	5,038,000
331	2BR	56.79	4,287,645	5,038,000
332	2BR	56.79	4,287,645	5,038,000
333	2BR	56.79	4,287,645	5,038,000
334	2BR	56.79	4,287,645	5,038,000

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FOURTH FLOOR

Unit	Unit Type	TOTAL AREA	TOTAL LIST PRICE	TO TAL CONTRACT PRICE
401	2BR	56.79	4,358,633	5,121,400
402	2BR	56.79	4,358,633	5,121,400
403	2BR	56.79	4,358,633	5,121,400
404	2BR	56.79	4,358,633	5,121,400
405	2BR	56.79	4,358,633	5,121,400
406	2BR	56.79	4,301,843	5,054,700
407	2BR	56.79	4,301,843	5,054,700
408	2BR	56.79	4,301,843	5,054,700
409	2BR	56.79	4,301,843	5,054,700
410	2BR	56.79	4,301,843	5,054,700
411	2BR	56.79	4,301,843	5,054,700
412	3BR	85.18	6,452,385	7,581,600
414	2BR	56.79	4,301,843	5,054,700
415	2BR	56.79	4,358,633	5,121,400
416	2BR	56.79	4,358,633	5,121,400
417	2BR	56.79	4,358,633	5,121,400
418	2BR	56.79	4,358,633	5,121,400
419	2BR	56.79	4,358,633	5,121,400
420	2BR	56.79	4,358,633	5,121,400
421	2BR	51.72	3,969,510	4,664,200
422	2BR	56.79	4,358,633	5,121,400
423	2BR	56.79	4,301,843	5,054,700
424	2BR	56.79	4,301,843	5,054,700
425	2BR	56.79	4,301,843	5,054,700
426	2BR	56.79	4,301,843	5,054,700
427	2BR	56.79	4,301,843	5,054,700
428	2BR	56.79	4,301,843	5,054,700
429	2BR	56.79	4,301,843	5,054,700
430	2BR	56.79	4,301,843	5,054,700
431	2BR	56.79	4,301,843	5,054,700
432	2BR	56.79	4,301,843	5,054,700
433	2BR	56.79	4,301,843	5,054,700
434	2BR	56.79	4,301,843	5,054,700

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FIFTH FLOOR

Unit	Unit Type	UNIT AREA (SQ. M.)	TOTAL AREA	TOTAL LIST PRICE	TO TAL CONTRACT PRICE
501	2BR	56.79	56.79	4,372,830	5,138,100
502	3BR	113.58	113.58	8,745,660	10,276,200
503	3BR	113.58	113.58	8,745,660	10,276,200
504	2BR	56.79	56.79	4,316,040	5,071,300
505	3BR	113.58	113.58	8,632,080	10,142,700
506	3BR	113.58	113.58	8,632,080	10,142,700
507	2BR	56.79	56.79	4,316,040	5,071,300
508	3BR	85.18	85.18	6,473,680	7,606,600
509	3BR	56.79	56.79	4,316,040	5,071,300
510	3BR	113.58	113.58	8,745,660	10,276,200
511	3BR	113.58	113.58	8,745,660	10,276,200
512	3BR	113.58	113.58	8,745,660	10,276,200
514	3BR	108.51	108.51	8,355,270	9,817,400
515	2BR	56.79	56.79	4,316,040	5,071,300
516	3BR	113.58	113.58	8,632,080	10,142,700
517	3BR	113.58	113.58	8,632,080	10,142,700
518	3BR	113.58	113.58	8,632,080	10,142,700
519	3BR	113.58	113.58	8,632,080	10,142,700
520	3BR	113.58	113.58	8,632,080	10,142,700
521	2BR	56.79	56.79	4,316,040	5,071,300

Notes:

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SAMPLE COMPUTATION

Name of Buyer	
Floor	5th
Unit No.	520
Unit Type	3BR
Unit Area	113.58 sqm
Parking Slot(s)	

Unit Contract Price 10,142,700

Parking Price w/ VAT

UNIT & PARKING PRICE 10,142,700

	PAYMENT TERMS				
	90-10	Deferred Cash	20-80 In-House Financing	20-80 In-House Financing (Flexi Term) (subject to approved period of validity)	10-10-80 UCPB Bank Financing
Discount	8%				
Reservation Fee	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00
Downpayment	N/A	N/A	20% payable in 18 months	20% payable in 18 months	10% payable in 18 months 10% payable in 12 months
Balance	90% upon Reservation	100% payable in 24 months 0% interest rate	80% payable in 5 years at 15.00% interest payable in 7 years at 17.00% interest payable in 10 years at 19.00% interest	80% payable in 5 years at 11.50% interest payable in 7 years at 11.50% interest First 5 years at 11.50% interest Years 6 - 7 at 19.00% interest payable in 10 years First 5 years at 11.50% interest Years 6 - 10 at 19.00% interest	80% First 5yrs at 10.25% interest rate <i>*Subject to terms and conditions as promulgated by the bank. Prevailing interest rate upon approval of bank application shall apply.</i>
Retention	10% upon turnover of unit	N/A	N/A	N/A	N/A

90-10	
TCP Net of 8% Discount on the 90%	9,412,400
90% payable upon Reservation	8,471,160
10% Retention	941,240

Deferred Cash	
Monthly Instalments for 24 months	430,548

20/80 (In-House Financing)	
20% in 18 months (Net of RF)	111,030
80% Balance	8,114,160
5yrs @ 15%	200,406
7yrs @ 17%	173,190
10yrs @ 19%	158,839

20/80 (Flexi Term In-House Financing) (subject to approved period of validity)	
20% in 18 months (Net of RF, w/ PF)	111,030
80% Balance	8,114,160
5yrs @ 11.5%	185,822
7 yrs: First 5 yrs @ 11.5%	148,447
Yrs 6 to 7 @ 19%	159,194
10 yrs: First 5 yrs @ 11.5%	121,452
Yrs 6 to 10 @ 19%	141,931

10-10-80 (UCPB Bank Financing)	
10% 1st DP Payable in 18 months	54,682
10% 2nd DP Payable in 12 months	84,523
80% Balance	8,114,160
First 5yrs: 5-year term, @ 10.25%*	180,772
First 5yrs: 7-year term, @ 10.25%*	143,125
First 5yrs: 10-year term, @ 10.25%*	115,726

Prepared By:

Reviewed by:

Direct Seller

Conforme

Manager

Buyer

Remarks



at Citta di Mare

SAMPLE COMPUTATION

Name of Buyer	
Floor	5th
Unit No.	520
Unit Type	3BR
Unit Area	113.58 sqm
Parking Slot(s)	

Unit Contract Price
Parking Price w/ VAT
UNIT & PARKING PRICE

PAYMENT TERMS					
	90-10	Deferred Cash	20-80 In-House Financing	20-80 In-House Financing (Flexi Term) (subject to approved period of validity)	10-10-80 UCPB Bank Financing
Discount	8%				
Reservation Fee	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00
Downpayment	N/A	N/A	20% payable in 18 months	20% payable in 18 months	10% payable in 18 months
Balance	90% upon Reservation	100% payable in 24 months 0% interest rate	80% payable in 5 years at 15.00% interest payable in 7 years at 17.00% interest payable in 10 years at 19.00% interest	80% payable in 5 years at 11.50% interest payable in 7 years at 11.50% interest First 5 years at 11.50% interest Years 6 - 7 at 19.00% interest payable in 10 years First 5 years at 11.50% interest Years 6 - 10 at 19.00% interest	80% First 5yrs at 10.25% interest rate promulgated by the bank. Prevailing interest rate upon approval of bank application shall apply.
Retention	10% upon turnover of unit	N/A	N/A	N/A	N/A

COMPUTATION FORMULAS		
TLP		8,632,080
VAT 12%		1,035,850
Misc. Fees 5.50%		474,764
TCP		10,142,700
TLP + VAT + Misc Fees (Round off to nearest hundred)		

90-10		
90% of TLP	7,768,872	TLP x 0.9
8% Discount on 90%	621,510	TCP x 0.9 x .08
New TLP	8,010,570	TLP - 8% Disc
VAT	961,268	New TLP x 0.12
Misc Fees	440,581	New TLP x .055
TCP Net of 8% Discount on the 90%	9,412,400	New TLP + VAT + Misc Fees (Round off to nearest hundred)
90% payable upon Reservation	8,471,160	TCP Net of Disc x 0.9
10% Retention	941,240	TCP Net of Disc x 0.1

Deferred Cash		
TCP Net of Reservation Fee	10,112,700.00	TCP - Reservation Fee
Mortgage Redemption Insurance (MRI)	9,186	TCP Net of RF * 0.0009083334
Monthly Installments for 24 months	430,548	(TCP Net of RF / 24 months) + MRI

20-80		
20% of TCP Net of RF	1,998,540.00	(TCP x 0.2) - RF
20% in 18 months (Net of RF)	111,030	20% of TCP Net of RF / 18 months
80% Balance	8,114,160	TCP x 0.8
MRI	7,370	80% Balance x 0.0009083334
5yrs @ 15%	200,406	(80% Balance x 0.0237899300863587) + MRI
7yrs @ 17%	173,190	(80% Balance x 0.0204358048677621) + MRI
10yrs @ 19%	158,839	(80% Balance x 0.018667235536124) + MRI

20-80		
20% of TCP Net of RF	1,998,540.00	In-House Financing (Flexi Term) > subject to approved period of validity (TCP x 0.2) - RF
20% in 18 months (Net of RF)	111,030	20% of TCP Net of RF / 18 months
80% Balance	8,114,160	TCP x 0.8
MRI	7,370	80% Balance x 0.0009083334 C81*0.0009083334
5yrs @ 11.5%	185,822	(80% Balance x 0.021992607) + MRI
7 years		
7 yrs: First 5 yrs @ 11.5%	148,447	(80% Balance x 0.017386461) + MRI
Remaining Principal after 5 years	3,011,861	(80% Balance x 0.37118581950985)
Yrs 6 to 7 @ 19%	159,194	(Remaining Inventory after 5yrs x 0.0504086172044552) + MRI of Remaining Principal
10 years		
10 yrs: First 5 yrs @ 11.5%	121,452	(80% Balance x 0.014059544) + MRI
Remaining Principal after 5 years	5,187,261	(80% Balance x 0.63928501783572)
Yrs 6 to 10 @ 19%	141,931	(Remaining Inventory after 5yrs x 0.0259405511422168) + MRI

10-10-80		
10% of TCP Net of RF	984,270	(TCP x 0.1) - RF
10% 1st DP Payable in 18 months	54,682	10% of TCP Net of RF / 18 months
10% of TCP	1,014,270	10% of TCP x 0.1
10% 2nd DP Payable in 12 months	84,523	10% of TC / 12 months
80% Balance	8,114,160	TCP x 0.8
MRI	7,370	80% Balance x 0.0009083334
First 5yrs: 5-year term, @ 10.25%*	180,772	(80% Balance x 0.0213702638345799) + MRI
First 5yrs: 7-year term, @ 10.25%*	143,125	(80% Balance x 0.0167306435182665) + MRI
First 5yrs: 10-year term, @ 10.25%*	115,726	(80% Balance x 0.0133539001876776) + MRI

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