

Project  
Location  
Status

AZALEA PLACE CEBU  
GORORDO AVENUE, LAHUG, CEBU CITY  
TURNOVER ON JANUARY 2017/ HLURB LTS 25519



Unit Type

Floor Level/Unit  
Floor Area (in SQM)  
Add: Balcony  
Gross Floor Area  
Orientation/Facing

1-Bedroom	1-Bedroom with balcony	2-Bedroom	2-Bedroom with balcony	Parking (optional)
12G	05Q	14I	04I	Basement 3
30	30	44.5	44.5	
0	4.5	0	4.5	
30	34.5	44.5	49	
UP/ Mountain View/ West	Gorordo/ Mountain/ SouthWest	Amenities/ City View/ East	UP/ Mountain View/ West	

PROMO: 10% DOWNPAYMENT PAYABLE UP TO 18 MONTHS NO INTEREST; 90% BANK FINANCING ON 19th MONTH					PAYMENT DUE
List Price	3,914,000.00	4,336,625.00	5,835,525.00	6,131,400.00	795,000.00
Less: Standard Discount	-	-	-	-	-
Amount Net of Discount	3,914,000.00	4,336,625.00	5,835,525.00	6,131,400.00	795,000.00

10% Down Payment	391,400.00	433,662.50	583,552.50	613,140.00	79,500.00	
Less: Reservation Fee	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	Payable upon reservation
DP net of Res. Fee	366,400.00	408,662.50	558,552.50	588,140.00	54,500.00	
<b>36 Months to Pay 0% (PROMO TERM)</b>	<b>10,177.78</b>	<b>11,351.74</b>	<b>15,515.35</b>	<b>16,337.22</b>	<b>1,513.89</b>	Payable from Months 1-36

90% Balance Payment (Bank)	3,522,600.00	3,902,962.50	5,251,972.50	5,518,260.00	715,500.00	if at 7% p.a. Factor Rate*** Payable on the 37th Month
Monthly Amort.**						
5 Years to Pay	69,751.70	77,283.34	103,995.35	109,268.16	14,167.76	
10 Years to Pay	40,900.37	45,316.70	60,979.85	64,071.68	8,307.56	
15 Years to Pay	31,662.12	35,080.93	47,206.21	49,599.68	6,431.12	

6% Transfer Taxes, Fees & Expenses	<b>234,840.00</b>	<b>260,197.50</b>	<b>350,131.50</b>	<b>367,884.00</b>		Payable on the 36th Month
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10% SPOT DOWNPAYMENT; 10% INSTALLMENT FOR 17 MONTHS; 80% BANK FINANCING ON 19th MONTH					
List Price	3,956,000.00	4,336,625.00	5,835,525.00	6,131,400.00	795,000.00
Less: Standard Discount	39,560.00	43,366.25	58,355.25	61,314.00	-
Amount Net of Discount	3,916,440.00	4,293,258.75	5,777,169.75	6,070,086.00	795,000.00

10% Down Payment	391,644.00	429,325.88	577,716.98	607,008.60	79,500.00	
Less: Reservation Fee	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	Payable upon reservation
<b>1 Months to Pay 0%</b>	<b>366,644.00</b>	<b>404,325.88</b>	<b>552,716.98</b>	<b>582,008.60</b>	<b>54,500.00</b>	Payable 1 Month from reservation

10% Down Payment	391,644.00	429,325.88	577,716.98	607,008.60	79,500.00	
<b>17 Months to Pay 0%</b>	<b>23,037.88</b>	<b>25,254.46</b>	<b>33,983.35</b>	<b>26.35</b>	<b>4,676.47</b>	Payable from Months 2-18

80% Balance Payment (Bank)	3,133,152.00	3,434,607.00	4,621,735.80	4,856,068.80	636,000.00	if at 7% p.a. Factor Rate*** Payable on the 19th Month
Monthly Amort.**						
5 Years to Pay	62,040.16	68,009.33	91,515.91	96,155.98	12,593.56	
10 Years to Pay	36,378.55	39,878.70	53,662.27	56,383.08	7,384.50	
15 Years to Pay	28,161.66	30,871.22	41,541.47	43,647.72	5,716.55	

6% Transfer Taxes, Fees & Expenses	<b>234,986.40</b>	<b>257,595.53</b>	<b>346,630.19</b>	<b>364,205.16</b>		Payable on the 18th Month
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20% DP PAYABLE UP TO 18 MONTHS NO INTEREST; 80% BANK FINANCING ON 19th MONTH					
List Price	3,914,000.00	4,336,625.00	5,835,525.00	6,131,400.00	795,000.00
Less: Standard Discount	-	-	-	-	-
Amount Net of Discount	3,914,000.00	4,336,625.00	5,835,525.00	6,131,400.00	795,000.00

20% Down Payment	782,800.00	867,325.00	1,167,105.00	1,226,280.00	159,000.00	
Less: Reservation Fee	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	Payable upon reservation
DP net of Res. Fee	757,800.00	842,325.00	1,142,105.00	1,201,280.00	134,000.00	
<b>18 Months to Pay 0%</b>	<b>42,100.00</b>	<b>46,795.83</b>	<b>63,450.28</b>	<b>66,737.78</b>	<b>7,444.44</b>	Payable from Months 1-18

80% Balance Payment (Bank)	3,131,200.00	3,469,300.00	4,668,420.00	4,905,120.00	636,000.00	if at 7% p.a. Factor Rate*** Payable on the 19th Month
Monthly Amort.**						
5 Years to Pay	62,001.51	68,696.30	92,440.31	97,127.25	12,593.56	
10 Years to Pay	36,355.89	40,281.51	54,204.31	56,952.60	7,384.50	
15 Years to Pay	28,144.11	31,183.05	41,961.08	44,088.61	5,716.55	

6% Transfer Taxes, Fees & Expenses	<b>234,840.00</b>	<b>260,197.50</b>	<b>350,131.50</b>	<b>367,884.00</b>		Payable on the 18th Month
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100% DEFERRED IN 19 MONTHS					
List Price	3,914,000.00	4,336,625.00	5,835,525.00	6,131,400.00	795,000.00
Less: Standard Discount	136,990.00	151,781.88	204,243.38	214,599.00	-
Amount Net of Discount	3,777,010.00	4,184,843.13	5,631,281.63	5,916,801.00	795,000.00

100% Down Payment	3,777,010.00	4,184,843.13	5,631,281.63	5,916,801.00	795,000.00	
Less: Reservation Fee	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	Payable upon reservation
DP net of Res. Fee	3,752,010.00	4,159,843.13	5,606,281.63	5,891,801.00	770,000.00	
<b>19 Months to Pay 0%</b>	<b>197,474.21</b>	<b>218,939.11</b>	<b>295,067.45</b>	<b>310,094.79</b>	<b>40,526.32</b>	Payable from Months 1-19

6% Transfer Taxes, Fees & Expenses	<b>226,620.60</b>	<b>251,090.59</b>	<b>337,876.90</b>	<b>355,008.06</b>		Payable on the 19th Month
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SPOT CASH IN 30-DAYS WITH 7% DISCOUNT						
List Price	3,914,000.00	4,336,625.00	5,835,525.00	6,131,400.00	795,000.00	
Less: Standard Discount	273,980.00	303,563.75	408,486.75	429,198.00	-	
Amount Net of Discount	3,640,020.00	4,033,061.25	5,427,038.25	5,702,202.00	795,000.00	
95% of Net Amount	3,458,019.00	3,831,408.19	5,155,686.34	5,417,091.90	755,250.00	
Less: Reservation Fee	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	Payable upon reservation
<b>Spot Cash Payment</b>	<b>3,433,019.00</b>	<b>3,806,408.19</b>	<b>5,130,686.34</b>	<b>5,392,091.90</b>	<b>730,250.00</b>	Payable w/in 30 days from RF
5% Retention	<b>182,001.00</b>	<b>201,653.06</b>	<b>271,351.91</b>	<b>285,110.10</b>	<b>39,750.00</b>	Payable on the 19th Month

6% Transfer Taxes, Fees & Expenses	<b>218,401.20</b>	<b>241,983.68</b>	<b>325,622.30</b>	<b>342,132.12</b>		Payable on the 18th Month
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DISCLAIMER

- 1) All prices, terms and details contained herein are subject to change without prior notice.
- 2) All scheduled payments shall be covered by POSTDATED CHECKS.
- 3) Turnover Taxes, Fees and Expenses (ITFE), which is estimated at 6% of Total Contract Price will be charged, subject to adjustments at the time of title transfer. These shall cover pertinent national and local government fees and charges, including, but not limited to, documentary stamp tax, notarial fees, transfer taxes, registration fees and other expenses connected with the execution of the Deed of Absolute Sale and the issuance or transfer of the corresponding Condominium Certificate of Title, as well as Condominium Corporation Membership fees and creditable condominium dues, and utility bonds (if applicable).
- 4) All areas are approximate (+/-).
- 5) The Developer reserves the right to make corrections of errors that may be contained herein. Prices, terms and details are subject to verification by Robinsons Land Corporation. No contract shall be deemed established between the recipient of this Sample Computation and Robinsons Land Corporation based upon the information indicated herein.
- 6) Foreign currency payments shall be converted based on Banako Sentral na Pilipinas' indicative rate at the time of remittance.