Project Location Status

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





Payable on the 18th Month

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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	141	041	Basement 3
30	30	44.5	44.5	
0	4.5	0	4.5	
30	34.5	44.5	49	
UP/ Mountain View/	Gorordo/ Mountain/	Amenities/ City View/	UP/ Mountain View/	
West	SouthWest	East	West	

PAYMENT DUE TOP CONTRIVENTIAL PAYMENT DE TOP CONTRIVENTIAL DE TOP CO	Orientation/Facing	West	SouthWest	East East	West		
Less Standard Discount 3,9714,0000 4,396,65200 5,895,552500 6,131,400,00 7,95,000,00 1,977,000 1,979,000,00	PROMO: 10% DOWNPAYMENT PAYABLE	UP TO 18 MONTHS NO	O INTEREST; 90% BA	ANK FINANCING	ON 19th MONTH		PAYMENT DUE
Amount Net of Discount 391,400,000 433,425,000 588,525,000 433,425,000 588,525,000 433,425,000 588,525		3,914,000.00	4,336,625.00	5,835,525.00	6,131,400.00	795,000.00	
Less: Retervation Fee DP net of 16 Res. Fee Services		3,914,000.00	4,336,625.00	5,835,525.00	6,131,400.00	795,000.00	
Direct Ros. Feet Section 10,777.28 13,817.47 15,815.35 18,337.27 1,813.87 Psycholor from Month's 1-36 Month's Armont." 16,775.0. 16,775.0. 17,728.13.35.174 15,815.35 18,337.27 1,813.87 Psycholor from Month's 1-36 Month's Armont." 16,775.0. 16,775.0. 17,728.33.41 103,975.35 107,285.16 14,167.76 1,975.00							
10,177.76 11,351.74 15,515.55 16,337.22 1,515.35 1,500.00 Psychole from Months 1-36 Psychole from							Payable upon reservation
South Power Foundation	36 Months to Pay 0%						Payable from Months 1-36
Monthly Amort	Balance Payment if at 7% p.a		3,902,962.50	5,251,972.50	5,518,260.00	715,500.00	Payable on the 37th Month
10 Years to Pary 40,900.37 45,316.70 60,979.85 44,071.88 83,07.56	Monthly Amort.**		77.000.04	100 005 05	100.070.17	141/77/	7
15 Years to Pay							
10% Pown P		31,662.12					
List Prince	6% Transfer Taxes, Fees & Expenses	234,840.00	260,197.50	350,131.50	367,884.00		Payable on the 36th Month
List Prince	10% SPOT DOWNPAYMENT; 10% INSTALI	LMENT FOR 17 MONTH	S; 80% BANK FINA	NCING ON 19th	MONTH		
Amount Net of Discount 3,916,440,00 4,293,258,75 5,777,167,75 6,070,08,00 795,000,00	List Price	3,956,000.00	4,336,625.00	5,835,525.00	6,131,400.00	795,000.00	
Less: Reservation Fee						795,000.00	_
Less: Reservation Fee	100 Down Brumont	201 / 44 00	400 205 99	£77.71 / 00	/07.009./0	70 500 00	7
10% Down Payment 371,644,00 429,325,88 577,716,98 607,008,60 79,500,00 79,							Payable upon reservation
807 Bolance Payment If at 7% p.a. Bo	1 Months to Pay 0%	366,644.00	404,325.88	552,716.98	582,008.60	54,500.00	Payable 1 Month from reservation
Bolance Payment Factor Rate*** Salassize Salas	10% Down Payment	391,644.00	429,325.88	577,716.98	607,008.60	79,500.00]
Secret Factor Rate Facto	17 Months to Pay 0%	23,037.88	25,254.46	33,983.35	26.35	4,676.47	Payable from Months 2-18
S Years to Pay 10 Years to Pay 15 Years to Pay 15 Years to Pay 16 Years to Pay 17 Years to Pay 18 Years to Pay 19 Years to Pay 10 Years to Pay 10 Years to Pay 10 Years to Pay 15 Years to Pay 16 Years to Pay 17 Years to Pay 18 Years to Pay 18 Years to Pay 19 Years to Pay 19 Years to Pay 19 Years to Pay 19 Years to Pay 28 Years to Pay 29 Years to Pay 20 Years to Pay	(Bank) Factor Rate		3,434,607.00	4,621,735.80	4,856,068.80	636,000.00	Payable on the 19th Month
15 Years to Pay		62,040.16		91,515.91	96,155.98	12,593.56	
Company Comp							-
20% DP PAYABLE UP TO 18 MONTHS NO INTEREST: 80% 8ANK FINANCING ON 19th MONTH List Price 3,914,000.00						0,7 10.00]]
September Sept	6% Iransier raxes, Fees & Expenses	234,986.40	257,595.53	346,630.19	364,205.16		rayable on the 18th Month
Less: Standard Discount Amount Net of Discount						70.5 000 00	
Less: Reservation Fee DP net of Res, Fee DP net of Res, Fee 757,800.00 25,000.00 25,000.00 25,000.00 Poyable upon reservation 757,800.00 842,325.00 1,142,105.00 134,000.00 134,000.00 134,000.00 42,100.00 46,795.83 63,450.28 66,737.78 7,444.44 Payable from Months 1-18 80% Balance Payment (Bank) Factor Rate*** Monthly Amort.** 5 Years to Pay 10 Ye	Less: Standard Discount	-		-	-	-	-
Less: Reservation Fee DP net of Res, Fee DP net of Res, Fee 757,800.00 25,000.00 25,000.00 25,000.00 Poyable upon reservation 757,800.00 842,325.00 1,142,105.00 134,000.00 134,000.00 134,000.00 42,100.00 46,795.83 63,450.28 66,737.78 7,444.44 Payable from Months 1-18 80% Balance Payment (Bank) Factor Rate*** Monthly Amort.** 5 Years to Pay 10 Ye	20% Down Paymont	792 900 00	947 325 00	1 147 105 00	1 224 280 00	159 000 00	- 1
Balance Payment fi at 7% p.a. Factor Rate*** S years to Pay 10 years to Pay 15 years to Pay 15 years to Pay 15 years to Pay 16 years to Pay 16 years to Pay 16 years to Pay 17 years to Pay 18 years to Pay 18 years to Pay 18 years to Pay 19 years to Pay 19 years to Pay 19 years to Pay 19 years to Pay 10 years to Pa							Payable upon reservation
Balance Payment (Bank) Factor Rate*** Monthly Amort.** 5 Years to Pay 10 Years to Pay 10 Years to Pay 15 Years to Pay 15 Years to Pay 16 September 16 Years 16 Years 16 Pay 16 Years to Pay 16 Years to Pay 16 Years to Pay 16 Years to Pay 17 Years to Pay 18 Years to Pay 18 Years to Pay 18 Years to Pay 19 Years to Pay 1						134,000.00	
Ronk Factor Rate		42,100.00	46,/95.83	63,450.28	66,/3/./8	7,444.44	Payable from Months 1-18
5 Years to Pay 10 Years to Pay 36,355.89 40,281.51 54,204.31 97,127.25 12,593.56 12,593.56 12 Years to Pay 28,144.11 31,183.05 41,961.08 44,088.61 5,716.55 28,144.11 31,183.05 41,961.08 44,088.61 5,716.08 41,961.08	80% (Bank) Factor Rate		3,469,300.00	4,668,420.00	4,905,120.00	636,000.00	Payable on the 19th Month
28,144,11 31,183.05 41,961.08 44,088.61 5,716.55	5 Years to Pay						
100% DEFERRED IN 19 MONTHS							
List Price Less: Standard Discount 3.50% 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 Less: Reservation Fee 25,000.00 25,	6% Transfer Taxes, Fees & Expenses	234,840.00	260,197.50	350,131.50	367,884.00		Payable on the 18th Month
List Price Less: Standard Discount 3.50% 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 Less: Reservation Fee 25,000.00 25,	100% DEFERRED IN 19 MONTHS						
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 Less: Reservation Fee DP net of Res. Fee 3,752,010.00 19 Months to Pay 0% 197,474.21 218,939.11 295,067.45 310,094.79 40,526.32 Payable upon reservation Payable on the 19th Months SPOT CASH IN 30-DAYS WITH 7% DISCOUNT List Price 3,914,000.00 273,980.00 3,438,019.00 3,438,019.00 3,831,408.19 5,135,886.34 5,916,801.00 795,000.00 795,000.00 Payable upon reservation Payable on the 19th Months Payable on the 19th Month 273,980.00 3,831,408.19 5,155,886.34 5,417,091.90 795,000.00 Payable upon reservation Payable on the 19th Month Payable on the 19th Month SPOT CASH IN 30-DAYS WITH 7% DISCOUNT List Price 3,914,000.00 4,033,6425.00 5,835,525.00 6,131,400.00 795,000.00 795,000.00 795,000.00 795,000.00 Payable upon reservation Payable on the 19th Month SPOT CASH IN 30-DAYS WITH 7% DISCOUNT SPOT CASH IN 30-DAYS WITH 7% DISCOUNT 13,640,020.00 3,831,408.19 5,155,886.34 5,417,091.90 795,000.00 795,0	List Price					795,000.00	
Less: Reservation Fee DP net of Res. Fee Play Months to Pay 0% 25,000.00 25,000.00 25,000.00 25,000.00 25,000.00 Payable upon reservation Proposition Properties (Play Not Payable upon reservation Properties (Play Not Payable upon reservation Play Not Payable (Play Not Payable upon reservation Play Not Payable upon reservation Play Not Payable (Play Not Payable upon reservation Play Not Payable upon reservation Play Not Payable upon reservation Play Not Play N						795,000.00	
Less: Reservation Fee DP net of Res. Fee Prot of Res. Fee 25,000,00 25,000,00 25,000,00 25,000,00 25,000,00 Payable upon reservation Protection Protec	1007 Down Baymont	2 777 010 00	4 104 042 12	E /21 001 /2	F 017 901 00	705 000 00	7
197,474.21 218,939.11 295,067.45 310,094.79 40,526.32 Payable from Months 1-19							Payable upon reservation
6% Transfer Taxes, Fees & Expenses 226,620.60 251,090.59 337,876.90 355,008.06 Payable on the 19th Month 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 7% 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 Spot Cash Payment 3,433,019.00 3,806,408.19 5,130,886.34 5,372,091.70 730,250.00 Payable upon reservation Payable wijn 30 days from RF							
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 7% 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 Payable upon reservation Spot Cash Payment 3,433,019.00 3,806,408.19 5,130,686.34 5,392,091.90 730,250.00 Payable wiin 30 days from RF						40,526.32	-
List Price 3,914,000.00 4,336,625.00 5,835,525.00 6,131,400.00 795,000.00 Less: Standard Discount 7% 273,980.00 303,563,75 408,486,75 429,198.00 - Amount Net of Discount 3,640,020.00 4,033,061,25 5,702,202.00 795,000.00 95% of Net Amount 3,458,019,00 3,831,408,19 5,155,886,34 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 Spot Cash Payment 3,433,019.00 3,806,408.19 5,130,886.34 5,392,091.79 730,250.00 Payable wiin 30 days from RF	6% Transfer Taxes, Fees & Expenses	226,620.60	251,090.59	337,876.90	355,008.06		Payable on the 19th Month
Less: Standard Discount 7% 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 5,417,091.90 755,255.00 Less: Reservation Fee 25,000.00 25,000.00 25,000.00 25,000.00 25,000.00 Spot Cash Payment 3,433,019.00 3,806,408.19 5,130,686.34 5,392,091.90 730,250.00 Payable w/in 30 days from RF			1227 (05.00	E 025 505 62	/ 101 400 00	705 000 00	
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Less: Reservation Fee 25,000.00 25,000.00 25,000.00 25,000.00 25,000.00 Payable upon reservation Spot Cash Payment 3,433,019.00 3,806,408.19 5,130,686.34 5,392,091.90 730,250.00 Payable w/in 30 days from RF	Amount Net of Discount	3,640,020.00	4,033,061.25	5,427,038.25	5,702,202.00		
Spot Cash Payment 3,433,019.00 3,806,408.19 5,130,686.34 5,392,091.90 730,250.00 Payable w/in 30 days from RF							Payable upon reservation
5% Retention 182,001.00 201,653.06 271,351.91 285,110.10 39,750.00 Payable on the 19th Month	Spot Cash Payment	3,433,019.00	3,806,408.19	5,130,686.34	5,392,091.90	730,250.00	Payable w/in 30 days from RF
	5% Retention	182,001.00	201,653.06	271,351.91	285,110.10	39,750.00	Payable on the 19th Month

- All prices, terms and details contained herein are subject to change without prior notice.
- 1) All prices, lettins and advalate contrained value in a stage without prior trolled.
 2) All scheduled payments shall be covered by POSIDATED CHECKS.
 3) Turnover Taxes, Fees and Expenses (TIFE), which is estimated at 6% of Total Contract Price will be charged, subject to adjustments at the time of 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 (+/-).

218,401.20 241,983.68 325,622.30 342,132.12

6% Transfer Taxes, Fees & Expenses

- 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) Foreingn currency payments shall be converted based on Bangko Sentral ng Pilipinas' indicative rate at the time of remittance.