

# THE SONOMA

<b>Property Details</b>		Block 58 Lot 11
<b>Lot Type</b>		Commercial
<b>Area (in sqm)</b>		652.00
<b>Selling Price</b>		<b>39,120,000.00</b>
<b>Other Charges</b>		Actual Cost
<b>Reservation Fee</b>		100,000.00
<b>OPTION 1</b>	<b>CASH</b>	
	Selling Price	39,120,000.00
	Less: CASH DISCOUNT 10%	3,912,000.00
	Selling Price less Discount	35,208,000.00
	Add: VAT 12%	4,224,960.00
	<b>NET SELLING PRICE</b>	<b>39,432,960.00</b>
	Less: Reservation Fee	100,000.00
	<b>Total Cash Payment</b>	<b>39,332,960.00</b>
<b>OPTION 2</b>	<b>20-80 TERM</b>	
	Selling Price	39,120,000.00
	Less: DISCOUNT FOR DOWN PAYMENT 3%	1,173,600.00
	Selling Price net of Discount	37,946,400.00
	Add: VAT 12%	4,553,568.00
	<b>NET SELLING PRICE</b>	<b>42,499,968.00</b>
	Down payment 20%	8,499,993.60
	Less: Reservation Fee	100,000.00
	<b>OUTRIGHT DOWNPAYMENT</b>	<b>8,399,993.60</b>
	Balance 80%	33,999,974.40
	Payable in 24 months @ 0%	<b>1,416,665.60</b>
	36 months @ 15%	<b>1,178,620.28</b>
<b>OPTION 3</b>	<b>30-70 TERM</b>	
	Selling Price	39,120,000.00
	Less: DISCOUNT FOR DOWN PAYMENT 4%	1,564,800.00
	Selling Price net of Discount	37,555,200.00
	Add: VAT 12%	4,506,624.00
	<b>NET SELLING PRICE</b>	<b>42,061,824.00</b>
	Down payment 30%	12,618,547.20
	Less: Reservation Fee	100,000.00
	<b>OUTRIGHT DOWNPAYMENT</b>	<b>12,518,547.20</b>
	Balance 70%	29,443,276.80
	Payable in 36 months @ 0%	<b>817,868.80</b>
	48 months @ 16%	<b>834,430.73</b>

**OPTION 4****50-50 TERM**

Selling Price		39,120,000.00
Less: DISCOUNT FOR DOWN PAYMENT	5%	1,956,000.00
Selling Price net of Discount		37,164,000.00
Add: VAT	12%	4,459,680.00
<b>NET SELLING PRICE</b>		<b>41,623,680.00</b>

Down payment	50%	20,811,840.00
Less: Reservation Fee		100,000.00
<b>OUTRIGHT DOWNPAYMENT</b>		<b>20,711,840.00</b>

Balance	50%	20,811,840.00
Payable in	48 months @ 0%	<b>433,580.00</b>
	60 months @ 17%	<b>517,227.83</b>

## Notes:

1. Empire East Land Holdings, Inc. reserves the rights to correct any error that may appear on this pricelist.
2. The Sonoma commercial Lots are sold on a first-come, first-serve basis.
3. Selling Price is exclusive of VAT and other charges.
4. Other fees are computed based on actual cost.
3. The Reservation Fee (P100,0000) and all payments made are non-refundable in case of cancellation or withdrawal by the buyer.
4. All checks should be made payable to EMPIRE EAST LAND HOLDINGS, INC.
5. Price and terms are subject to change without prior notice.