

THE SONOMA

Property Details		Block 58 Lot 3
Lot Type		Commercial
Area (in sqm)		682.00
Selling Price		40,920,000.00
Other Charges		Actual Cost
Reservation Fee		100,000.00
OPTION 1	CASH	
	Selling Price	40,920,000.00
	Less: CASH DISCOUNT 10%	4,092,000.00
	Selling Price less Discount	36,828,000.00
	Add: VAT 12%	4,419,360.00
	NET SELLING PRICE	41,247,360.00
	Less: Reservation Fee	100,000.00
	Total Cash Payment	41,147,360.00
OPTION 2	20-80 TERM	
	Selling Price	40,920,000.00
	Less: DISCOUNT FOR DOWN PAYMENT 3%	1,227,600.00
	Selling Price net of Discount	39,692,400.00
	Add: VAT 12%	4,763,088.00
	NET SELLING PRICE	44,455,488.00
	Down payment 20%	8,891,097.60
	Less: Reservation Fee	100,000.00
	OUTRIGHT DOWNPAYMENT	8,791,097.60
	Balance 80%	35,564,390.40
	Payable in 24 months @ 0%	1,481,849.60
	36 months @ 15%	1,232,851.28
OPTION 3	30-70 TERM	
	Selling Price	40,920,000.00
	Less: DISCOUNT FOR DOWN PAYMENT 4%	1,636,800.00
	Selling Price net of Discount	39,283,200.00
	Add: VAT 12%	4,713,984.00
	NET SELLING PRICE	43,997,184.00
	Down payment 30%	13,199,155.20
	Less: Reservation Fee	100,000.00
	OUTRIGHT DOWNPAYMENT	13,099,155.20
	Balance 70%	30,798,028.80
	Payable in 36 months @ 0%	855,500.80
	48 months @ 16%	872,824.78

OPTION 4**50-50 TERM**

Selling Price		40,920,000.00
Less: DISCOUNT FOR DOWN PAYMENT	5%	2,046,000.00
Selling Price net of Discount		38,874,000.00
Add: VAT	12%	4,664,880.00
NET SELLING PRICE		43,538,880.00

Down payment	50%	21,769,440.00
Less: Reservation Fee		100,000.00
OUTRIGHT DOWNPAYMENT		21,669,440.00

Balance	50%	21,769,440.00
Payable in	48 months @ 0%	453,530.00
	60 months @ 17%	541,026.66

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.