

INVESTMENT PROPOSAL SUMMARY

PL2a Two Residences-As of July 2011. Term Sheet July 2011

TWO RESIDENCES

MARCO POLO DRIVE, NIVEL HILLS
CEBU CITY

UNIT NO. **1605**
TYPE **1-BR WITH PARKING**
TOTAL AREA **52.50 sq.m.**

C2 - CASH IN 30 DAYS

565.11 sq.ft.		PHP	FOREIGN
Suggested Retail Price		4,827,339.00	113,584.45
Less: Promo	2.5%	101,933.48	2,398.43
		4,725,405.53	111,186.01
Less: Discount		514,548.66	12,107.03
Net Price		4,210,856.86	99,078.98
Reservation Deposit		50,000.00	1,176.47
Full Payment		4,160,856.86	97,902.51
Advance Registration Charges		210,542.84	4,953.95

Aug 19, 2011
Sep 23, 2011

(Approximate) *to be paid upon turnover of unit

C1 - 50 / 50 in 36 MONTHS

Suggested Retail Price		4,827,339.00	113,584.45
Less: Promo	2.5%	101,933.48	2,398.43
		4,725,405.53	111,186.01
Less: Discount		261,024.33	6,141.75
Net Price		4,464,381.19	105,044.26
Reservation Deposit		50,000.00	1,176.47
Downpayment		2,182,190.60	51,345.66
Balance in 36 months		62,005.29	1,458.95
Advance Registration Charges		223,219.06	5,252.21

Aug 19, 2011
Sep 23, 2011

per month Oct 23, 2011 to Sep 23, 2014
(Approximate) *to be paid upon turnover of unit

B3 - 30 / 70 thru Bank Fin.

Suggested Retail Price		4,827,339.00	4,827,339.00
Less: Promo	2.5%	101,933.48	2,398.43
		4,725,405.53	111,186.01
Less: Discount		435,040.55	10,236.25
Net Price		4,290,364.97	4,290,364.97
Reservation Deposit		50,000.00	50,000.00
Downpayment		1,237,109.49	1,237,109.49
Balance thru Bank Financing		3,003,255.48	3,003,255.48
Advance Registration Charges		214,518.25	214,518.25

Aug 19, 2011
Sep 23, 2011
Oct 23, 2011

(Approximate) *to be paid upon loan approval

A1 - 10/14 in 36/76 Lumpsum

Suggested Retail Price		4,827,339.00	113,584.45
Less: Promo	2.5%	101,933.48	2,398.43
		4,725,405.53	111,186.01
Less: Discount		47,254.06	1,111.86
Net Price		4,678,151.47	110,074.15
Reservation Deposit		50,000.00	1,176.47
Downpayment		417,815.15	9,830.94
Monthly Amort. for 36 months		18,192.81	428.07
Balance thru Cash / Bank Fin.		3,555,395.12	83,656.36
Advance Registration Charges		233,907.57	5,503.71

Aug 19, 2011
Sep 23, 2011
Oct 23, 2011 to Sep 23, 2013
Oct 23, 2014

(Approximate) *to be paid upon loan approval

A2 - 25/10 in 36/65

Suggested Retail Price		4,827,339.00	113,584.45
Less: Promo	2.5%	101,933.48	2,398.43
		4,725,405.53	111,186.01
Less: Discount		134,262.17	3,159.11
Net Price		4,591,143.36	108,026.90
Reservation Deposit		50,000.00	1,176.47
Downpayment		1,097,785.84	25,830.26
Monthly Amort. for 36 months		12,753.18	300.07
Balance thru Cash / Bank Fin.		2,984,243.18	70,217.49
Advance Registration Charges		229,557.17	5,401.35

Aug 19, 2011
Sep 23, 2011
Oct 23, 2011 to Sep 23, 2014
Oct 23, 2014

(Approximate) *to be paid upon turnover of unit

A3 - 6.5 in 12/7 in 12/9 in 12/77.5

Suggested Retail Price		4,827,339.00	113,584.45
Less: Promo	2.5%	101,933.48	2,398.43
		4,725,405.53	111,186.01
Less: Discount		-	-
Net Price		4,725,405.53	111,186.01
Reservation Deposit		50,000.00	1,176.47
Monthly Amort. for 12 months		21,429.28	504.22
Monthly Amort. for 12 months		27,564.87	648.59
Monthly Amort. for 12 months		35,440.54	833.90
Balance thru Cash / Bank Fin.		3,662,189.28	86,169.16
Advance Registration Charges		236,270.28	5,559.30

Aug 19, 2011
Sep 23, 2011 to Aug 23, 2012
Sep 23, 2012 to Aug 23, 2013
Sep 23, 2013 to Aug 23, 2014
Sep 23, 2014

(Approximate) *to be paid upon turnover of unit

Note:

- The developer reserves the right to verify and correct above figures if necessary.
- Price are subject to change without prior notice
- Advance Registration Charges is approximately 5.0% of the Net Price (excl. of RVAT)
- Please make check payable to **FEDERAL LAND INC.**
- Figures are based from pricelist The Residences-121310-2A
- Contract under **Contract under Federal Land Inc.,**

MR. BUYER
Client

RealtyOPTIONS, INC.
Agent / Division