



PASADENA

Guadalupe, Cebu City

Pricelist Effective November 1, 2008

	<i>Villas</i>		<i>Quadrilles</i>	
Block/Lot	3/7,8,9	4/1	2/3	2/6
Floor Area (in sq.m.)	123	123	116	116
Lot Area (in sq.m.)	211	155	100	115
TOTAL CONTRACT PRICE	13,204,620	11,025,900	7,268,040	7,706,790
<u>IN-HOUSE FINANCING</u>				
15% DOWNPAYMENT	1,980,693	1,653,885	1,090,206	1,156,019
<i>Reservation Fee</i>	50,000	50,000	50,000	50,000
<u>Spot DP</u>				
115% Discount Spot DP	289,604	240,583	156,031	165,903
Net DP	1,641,089	1,363,302	884,175	940,116
85% LOANABLE AMOUNT	11,223,927	9,372,015	6,177,834	6,550,772
<i>AMORTIZATION</i>				
10 YEARS AT 19% p.a.	209,520	174,950	115,323	122,285
<u>STRAIGHT FINANCING</u>				
<i>Reservation Fee</i>	50,000	50,000		
<i>AMORTIZATION</i>				
3 YEARS AT 6% p.a.	400,189	333,908		
5 YEARS AT 10% p.a.	279,497	233,205		
<u>BANK FINANCING</u>				
20% DOWNPAYMENT	2,640,924	2,205,180	1,453,608	1,541,358
<i>Reservation Fee</i>	50,000	50,000	50,000	50,000
<u>Spot DP</u>				
115% Discount Spot DP	388,639	323,277	210,541	223,704
Net DP	2,202,285	1,831,903	1,193,067	1,267,654
6mos DP straight 0%			233,935	248,560
12mos DP straight 0%	215,910	179,598		
80% LOANABLE AMOUNT	10,563,696	8,820,720	5,814,432	6,165,432
Monthly Amortizations				
20 YEAR TERM				
monthly for 20 YRS at 12% p.a.	116,315	97,124	64,022	67,887
2 YRS 0%				
<u>DEFERRED CASH</u>	13,204,620	11,025,900	7,268,040	7,706,790
Reservation Fee	50,000	50,000	50,000	50,000
1st Month			3,584,020	3,803,395
2nd - 12th month (0%)			330,365	350,309
24 Months (0% interest)	548,110	457,330		
<u>SPOTCASH</u>				
Total Contract Price	13,204,620	11,025,900	7,268,040	7,706,790
Less: Reservation Fee	50,000	50,000	50,000	50,000
Promo Discount (12%)	949,200	814,800	745,440	790,440
Discounted Price	12,205,420	10,161,100	6,472,600	6,866,350

- NOTE :
- OPTION FEE IS NON-REFUNDABLE AND NON-TRANSFERABLE.
 - PRICES ARE INCLUSIVE OF MISCELLANEOUS FEE AND E-VAT. THEY DO NOT INCLUDE FIRE INSURANCE, MORTGAGE INSURANCE FEES AS WELL AS HOMEOWNERS ASSOCIATION DUES.
 - PRICES SHALL BE IN EFFECT ON THE DATE OF PRICELIST AND SUBJECT TO CHANGE WITHOUT PRIOR NOTICE.
 - DISCOUNTS ARE NET OF E-VAT AND MISCELLANEOUS CUSTOMER CHARGES (MCC).
 - NO DISCOUNTS FOR DEFERRED CASH FINANCING.
 - THE DEVELOPER RESERVES THE RIGHT TO CORRECT ANY ERROR IN THIS COMPUTATION SHEET.
 - ALL CHECKS PAYABLE TO CROWN COMMUNITIES (CEBU), INC.
 - LOANABLE AMOUNT IS SUBJECT TO THE DEVELOPER'S LOAN COMMITTEE UPON SUBMISSION OF COMPLETE DOCUMENT REQUIREMENTS.
 - HOMEOWNERS ASSOCIATION ONE TIME MEMBERSHIP FEE IS P4,000 AND MONTHLY DUES IS P2,000.