



# PRICELIST

Effectivity Date: Up to July 31, 2010 only  
Reservation Fee (RF) 30,000

**Citta di Mare - Amalfi Bldg.1, South Road Properties,Cebu City**

## GROUND FLOOR

Unit	Unit Type	UNIT AREA (SQ. M.)	BALCONY (SQ. M.)	TOTAL AREA	TOTAL LIST PRICE	TO TAL CONTRACT PRICE
101	2BR	56.79	11.00	67.79	5,152,040	6,053,600
102	2BR	56.79	11.00	67.79	5,152,040	6,053,600
103	2BR	56.79	11.00	67.79	5,152,040	6,053,600
104	2BR	56.79	11.00	67.79	5,152,040	6,053,600
105	2BR	56.79		56.79	4,259,250	5,004,600
106	2BR	56.79		56.79	4,259,250	5,004,600
107	2BR	56.79		56.79	4,259,250	5,004,600
108	2BR	56.79		56.79	4,259,250	5,004,600
109	2BR	56.79		56.79	4,259,250	5,004,600
110	2BR	56.79		56.79	4,259,250	5,004,600
111	2BR	56.79		56.79	4,259,250	5,004,600
112	2BR	56.79	11.00	67.79	5,152,040	6,053,600
114	2BR	56.79	11.00	67.79	5,152,040	6,053,600
115	2BR	56.79	11.00	67.79	5,152,040	6,053,600
116	2BR	56.79	11.00	67.79	5,152,040	6,053,600
117	2BR	56.79	11.00	67.79	5,152,040	6,053,600
118	2BR	56.79	11.00	67.79	5,152,040	6,053,600
119	2BR	51.72	11.00	62.72	4,766,720	5,600,900
120	2BR	56.79	11.00	67.79	5,152,040	6,053,600
121	2BR	56.79		56.79	4,259,250	5,004,600
122	2BR	56.79		56.79	4,259,250	5,004,600
123	2BR	56.79		56.79	4,259,250	5,004,600
124	2BR	56.79		56.79	4,259,250	5,004,600
125	2BR	56.79		56.79	4,259,250	5,004,600
126	2BR	56.79		56.79	4,259,250	5,004,600
127	2BR	56.79		56.79	4,259,250	5,004,600
128	2BR	56.79		56.79	4,259,250	5,004,600
129	2BR	56.79		56.79	4,259,250	5,004,600
130	2BR	56.79		56.79	4,259,250	5,004,600
131	2BR	56.79		56.79	4,259,250	5,004,600
132	2BR	56.79		56.79	4,259,250	5,004,600

### Notes:

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2. Transfer of reservation from one unit to another shall be charged a fee of Php5,000.
3. Total Contract Price (TCP) includes miscellaneous fees such as Registration Fees and VAT.
4. Please make all checks payable to "Filinvest Land, Inc, for the account of BUYERS NAME"
5. Only FLI official receipts duly issued shall be recognized.
6. No broker or agent is authorized to receive or issue receipts for payments in behalf of FLI.
7. PRICES AND TERMS ARE SUBJECT TO CHANGE WITHOUT PRIOR NOTICE.

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## SECOND FLOOR

Unit	Unit Type	TOTAL AREA	TOTAL LIST PRICE	TO TAL CONTRACT PRICE
201	2BR	56.79	4,330,238	5,088,000
202	2BR	56.79	4,330,238	5,088,000
203	2BR	56.79	4,330,238	5,088,000
204	2BR	56.79	4,330,238	5,088,000
205	2BR	56.79	4,330,238	5,088,000
206	2BR	56.79	4,273,448	5,021,300
207	2BR	56.79	4,273,448	5,021,300
208	2BR	56.79	4,273,448	5,021,300
209	2BR	56.79	4,273,448	5,021,300
210	2BR	56.79	4,273,448	5,021,300
211	2BR	56.79	4,273,448	5,021,300
212	3BR	85.18	6,409,795	7,531,500
214	2BR	56.79	4,273,448	5,021,300
215	2BR	56.79	4,330,238	5,088,000
216	2BR	56.79	4,330,238	5,088,000
217	2BR	56.79	4,330,238	5,088,000
218	2BR	56.79	4,330,238	5,088,000
219	2BR	56.79	4,330,238	5,088,000
220	2BR	56.79	4,330,238	5,088,000
221	2BR	51.72	3,943,650	4,633,800
222	2BR	56.79	4,330,238	5,088,000
223	2BR	56.79	4,273,448	5,021,300
224	2BR	56.79	4,273,448	5,021,300
225	2BR	56.79	4,273,448	5,021,300
226	2BR	56.79	4,273,448	5,021,300
227	2BR	56.79	4,273,448	5,021,300
228	2BR	56.79	4,273,448	5,021,300
229	2BR	56.79	4,273,448	5,021,300
230	2BR	56.79	4,273,448	5,021,300
231	2BR	56.79	4,273,448	5,021,300
232	2BR	56.79	4,273,448	5,021,300
233	2BR	56.79	4,273,448	5,021,300
234	2BR	56.79	4,273,448	5,021,300

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4. Please make all checks payable to "Filinvest Land, Inc, for the account of BUYERS NAME"
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### THIRD FLOOR

Unit	Unit Type	TOTAL AREA	TOTAL LIST PRICE	TO TAL CONTRACT PRICE
<b>301</b>	<b>2BR</b>	56.79	4,344,435	5,104,700
<b>302</b>	<b>2BR</b>	56.79	4,344,435	5,104,700
<b>303</b>	<b>2BR</b>	56.79	4,344,435	5,104,700
<b>304</b>	<b>2BR</b>	56.79	4,344,435	5,104,700
<b>305</b>	<b>2BR</b>	56.79	4,344,435	5,104,700
<b>306</b>	<b>2BR</b>	56.79	4,287,645	5,038,000
<b>307</b>	<b>2BR</b>	56.79	4,287,645	5,038,000
<b>308</b>	<b>2BR</b>	56.79	4,287,645	5,038,000
<b>309</b>	<b>2BR</b>	56.79	4,287,645	5,038,000
<b>310</b>	<b>2BR</b>	56.79	4,287,645	5,038,000
<b>311</b>	<b>2BR</b>	56.79	4,287,645	5,038,000
<b>312</b>	<b>3BR</b>	85.18	6,431,090	7,556,500
<b>314</b>	<b>2BR</b>	56.79	4,287,645	5,038,000
<b>315</b>	<b>2BR</b>	56.79	4,344,435	5,104,700
<b>316</b>	<b>2BR</b>	56.79	4,344,435	5,104,700
<b>317</b>	<b>2BR</b>	56.79	4,344,435	5,104,700
<b>318</b>	<b>2BR</b>	56.79	4,344,435	5,104,700
<b>319</b>	<b>2BR</b>	56.79	4,344,435	5,104,700
<b>320</b>	<b>2BR</b>	56.79	4,344,435	5,104,700
<b>321</b>	<b>2BR</b>	51.72	3,956,580	4,649,000
<b>322</b>	<b>2BR</b>	56.79	4,344,435	5,104,700
<b>323</b>	<b>2BR</b>	56.79	4,287,645	5,038,000
<b>324</b>	<b>2BR</b>	56.79	4,287,645	5,038,000
<b>325</b>	<b>2BR</b>	56.79	4,287,645	5,038,000
<b>326</b>	<b>2BR</b>	56.79	4,287,645	5,038,000
<b>327</b>	<b>2BR</b>	56.79	4,287,645	5,038,000
<b>328</b>	<b>2BR</b>	56.79	4,287,645	5,038,000
<b>329</b>	<b>2BR</b>	56.79	4,287,645	5,038,000
<b>330</b>	<b>2BR</b>	56.79	4,287,645	5,038,000
<b>331</b>	<b>2BR</b>	56.79	4,287,645	5,038,000
<b>332</b>	<b>2BR</b>	56.79	4,287,645	5,038,000
<b>333</b>	<b>2BR</b>	56.79	4,287,645	5,038,000
<b>334</b>	<b>2BR</b>	56.79	4,287,645	5,038,000

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### FOURTH FLOOR

Unit	Unit Type	TOTAL AREA	TOTAL LIST PRICE	TO TAL CONTRACT PRICE
<b>401</b>	<b>2BR</b>	56.79	4,358,633	5,121,400
<b>402</b>	<b>2BR</b>	56.79	4,358,633	5,121,400
<b>403</b>	<b>2BR</b>	56.79	4,358,633	5,121,400
<b>404</b>	<b>2BR</b>	56.79	4,358,633	5,121,400
<b>405</b>	<b>2BR</b>	56.79	4,358,633	5,121,400
<b>406</b>	<b>2BR</b>	56.79	4,301,843	5,054,700
<b>407</b>	<b>2BR</b>	56.79	4,301,843	5,054,700
<b>408</b>	<b>2BR</b>	56.79	4,301,843	5,054,700
<b>409</b>	<b>2BR</b>	56.79	4,301,843	5,054,700
<b>410</b>	<b>2BR</b>	56.79	4,301,843	5,054,700
<b>411</b>	<b>2BR</b>	56.79	4,301,843	5,054,700
<b>412</b>	<b>3BR</b>	85.18	6,452,385	7,581,600
<b>414</b>	<b>2BR</b>	56.79	4,301,843	5,054,700
<b>415</b>	<b>2BR</b>	56.79	4,358,633	5,121,400
<b>416</b>	<b>2BR</b>	56.79	4,358,633	5,121,400
<b>417</b>	<b>2BR</b>	56.79	4,358,633	5,121,400
<b>418</b>	<b>2BR</b>	56.79	4,358,633	5,121,400
<b>419</b>	<b>2BR</b>	56.79	4,358,633	5,121,400
<b>420</b>	<b>2BR</b>	56.79	4,358,633	5,121,400
<b>421</b>	<b>2BR</b>	51.72	3,969,510	4,664,200
<b>422</b>	<b>2BR</b>	56.79	4,358,633	5,121,400
<b>423</b>	<b>2BR</b>	56.79	4,301,843	5,054,700
<b>424</b>	<b>2BR</b>	56.79	4,301,843	5,054,700
<b>425</b>	<b>2BR</b>	56.79	4,301,843	5,054,700
<b>426</b>	<b>2BR</b>	56.79	4,301,843	5,054,700
<b>427</b>	<b>2BR</b>	56.79	4,301,843	5,054,700
<b>428</b>	<b>2BR</b>	56.79	4,301,843	5,054,700
<b>429</b>	<b>2BR</b>	56.79	4,301,843	5,054,700
<b>430</b>	<b>2BR</b>	56.79	4,301,843	5,054,700
<b>431</b>	<b>2BR</b>	56.79	4,301,843	5,054,700
<b>432</b>	<b>2BR</b>	56.79	4,301,843	5,054,700
<b>433</b>	<b>2BR</b>	56.79	4,301,843	5,054,700
<b>434</b>	<b>2BR</b>	56.79	4,301,843	5,054,700

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## FIFTH FLOOR

Unit	Unit Type	UNIT AREA (SQ. M.)	TOTAL AREA	TOTAL LIST PRICE	TO TAL CONTRACT PRICE
<b>501</b>	<b>2BR</b>	56.79	56.79	4,372,830	5,138,100
<b>502</b>	<b>3BR</b>	113.58	113.58	8,745,660	10,276,200
<b>503</b>	<b>3BR</b>	113.58	113.58	8,745,660	10,276,200
<b>504</b>	<b>2BR</b>	56.79	56.79	4,316,040	5,071,300
<b>505</b>	<b>3BR</b>	113.58	113.58	8,632,080	10,142,700
<b>506</b>	<b>3BR</b>	113.58	113.58	8,632,080	10,142,700
<b>507</b>	<b>2BR</b>	56.79	56.79	4,316,040	5,071,300
<b>508</b>	<b>3BR</b>	85.18	85.18	6,473,680	7,606,600
<b>509</b>	<b>3BR</b>	56.79	56.79	4,316,040	5,071,300
<b>510</b>	<b>3BR</b>	113.58	113.58	8,745,660	10,276,200
<b>511</b>	<b>3BR</b>	113.58	113.58	8,745,660	10,276,200
<b>512</b>	<b>3BR</b>	113.58	113.58	8,745,660	10,276,200
<b>514</b>	<b>3BR</b>	108.51	108.51	8,355,270	9,817,400
<b>515</b>	<b>2BR</b>	56.79	56.79	4,316,040	5,071,300
<b>516</b>	<b>3BR</b>	113.58	113.58	8,632,080	10,142,700
<b>517</b>	<b>3BR</b>	113.58	113.58	8,632,080	10,142,700
<b>518</b>	<b>3BR</b>	113.58	113.58	8,632,080	10,142,700
<b>519</b>	<b>3BR</b>	113.58	113.58	8,632,080	10,142,700
<b>520</b>	<b>3BR</b>	113.58	113.58	8,632,080	10,142,700
<b>521</b>	<b>2BR</b>	56.79	56.79	4,316,040	5,071,300

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**SAMPLE COMPUTATION**

<b>Name of Buyer</b>	
<b>Floor</b>	5th
<b>Unit No.</b>	520
<b>Unit Type</b>	3BR
<b>Unit Area</b>	113.58 sqm
<b>Parking Slot(s)</b>	

<b>Unit Contract Price</b>	10,142,700
<b>Parking Price w/ VAT</b>	
<b>UNIT &amp; PARKING PRICE</b>	10,142,700

	<b>PAYMENT TERMS</b>				
	90-10	Deferred Cash	20-80 In-House Financing	20-80 In-House Financing (Flexi Term) (subject to approved period of validity)	10-10-80 UCPB Bank Financing
Discount	8%				
Reservation Fee	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00
Downpayment	N/A	N/A	20% payable in 18 months	20% payable in 18 months	10% payable in 18 months  10% payable in 12 months
Balance	90% upon Reservation	100% payable in 24 months 0% interest rate	80% payable in 5 years at 15.00% interest payable in 7 years at 17.00% interest payable in 10 years at 19.00% interest	80% payable in 5 years at 11.50% interest payable in 7 years at 11.50% interest First 5 years at 11.50% interest Years 6 - 7 at 19.00% interest payable in 10 years First 5 years at 11.50% interest Years 6 - 10 at 19.00% interest	80% First 5yrs at 10.25% interest rate <i>*Subject to terms and conditions as promulgated by the bank. Prevailing interest rate upon approval of bank application shall apply.</i>
Retention	10% upon turnover of unit	N/A	N/A	N/A	N/A

<b>90-10</b>	
TCP Net of 8% Discount on the 90%	9,412,400
90% payable upon Reservation	8,471,160
10% Retention	941,240

<b>Deferred Cash</b>	
Monthly Installments for 24 months	430,548

<b>20/80 (In-House Financing)</b>	
20% in 18 months (Net of RF)	111,030
80% Balance	8,114,160
5yrs @ 15%	200,406
7yrs @ 17%	173,190
10yrs @ 19%	158,839

<b>20/80 (Flexi Term In-House Financing)</b> (subject to approved period of validity)	
20% in 18 months (Net of RF, w/ PF)	111,030
80% Balance	8,114,160
5yrs @ 11.5%	185,822
7 yrs: First 5 yrs @ 11.5%	148,447
Yrs 6 to 7 @ 19%	159,194
10 yrs: First 5 yrs @ 11.5%	121,452
Yrs 6 to 10 @ 19%	141,931

<b>10-10-80 (UCPB Bank Financing)</b>	
10% 1st DP Payable in 18 months	54,682
10% 2nd DP Payable in 12 months	84,523
80% Balance	8,114,160
First 5yrs: 5-year term, @ 10.25%*	180,772
First 5yrs: 7-year term, @ 10.25%*	143,125
First 5yrs: 10-year term, @ 10.25%*	115,726

Prepared By: _____	Reviewed by: _____
Direct Seller _____	Conforme _____
Manager _____	Buyer _____

Remarks



at Citta di Mare

**SAMPLE COMPUTATION**

<b>Name of Buyer</b>	
<b>Floor</b>	5th
<b>Unit No.</b>	520
<b>Unit Type</b>	3BR
<b>Unit Area</b>	113.58 sqm
<b>Parking Slot(s)</b>	

**Unit Contract Price**  
**Parking Price w/ VAT**  
**UNIT & PARKING PRICE**

	PAYMENT TERMS				
	90-10	Deferred Cash	20-80 In-House Financing	20-80 In-House Financing (Flexi Term) (subject to approved period of validity)	10-10-80 UCPB Bank Financing
Discount	8%				
Reservation Fee	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00
Downpayment	N/A	N/A	20% payable in 18 months	20% payable in 18 months	10% payable in 18 months
Balance	90% upon Reservation	100% payable in 24 months 0% interest rate	80% payable in 5 years at 15.00% interest payable in 7 years at 17.00% interest payable in 10 years at 19.00% interest	80% payable in 5 years at 11.50% interest payable in 7 years First 5 years at 11.50% interest Years 6 - 7 at 19.00% interest payable in 10 years First 5 years at 11.50% interest Years 6 - 10 at 19.00% interest	80% First 5yrs at 10.25% interest rate promulgated by the bank. Prevailing interest rate upon approval of bank application shall apply.
Retention	10% upon turnover of unit	N/A	N/A	N/A	N/A

		COMPUTATION FORMULAS	
TLP		8,632,080	
VAT 12%		1,035,850	TLP x 0.12
Misc. Fees 5.50%		474,764	TLP x 0.055
TCP		10,142,700	TLP + VAT + Misc Fees (Round off to nearest hundred)

90-10			
90% of TLP	7,768,872	TLP x 0.9	
8% Discount on 90%	621,510	TCP x 0.9 x .08	
New TLP	8,010,570	TLP - 8% Disc	
VAT	961,268	New TLP x 0.12	
Misc Fees	440,581	New TLP x .055	
TCP Net of 8% Discount on the 90%	9,412,400	New TLP + VAT + Misc Fees (Round off to nearest hundred)	
90% payable upon Reservation	8,471,160	TCP Net of Disc x 0.9	
10% Retention	941,240	TCP Net of Disc x 0.1	

Deferred Cash			
TCP Net of Reservation Fee	10,112,700.00	TCP - Reservation Fee	
Mortgage Redemption Insurance (MRI)	9,186	TCP Net of RF * 0.0009083334	
Monthly Installments for 24 months	430,548	(TCP Net of RF / 24 months) + MRI	

20-80		In-House Financing	
20% of TCP Net of RF	1,998,540.00	(TCP x 0.2) - RF	
20% in 18 months (Net of RF)	111,030	20% of TCP Net of RF / 18 months	
80% Balance	8,114,160	TCP x 0.8	
MRI	7,370	80% Balance x 0.0009083334	
5yrs @ 15%	200,406	(80% Balance x 0.0237899300863587) + MRI	
7yrs @ 17%	173,190	(80% Balance x 0.0204358048677621) + MRI	
10yrs @ 19%	158,839	(80% Balance x 0.018667235536124) + MRI	

20-80		In-House Financing (Flexi Term) > subject to approved period of validity	
20% of TCP Net of RF	1,998,540.00	(TCP x 0.2) - RF	
20% in 18 months (Net of RF)	111,030	20% of TCP Net of RF / 18 months	
80% Balance	8,114,160	TCP x 0.8	
MRI	7,370	80% Balance x 0.0009083334	C81*0.0009083334
5yrs @ 11.5%	185,822	(80% Balance x 0.021992607) + MRI	
7 years			
7 yrs: First 5 yrs @ 11.5%	148,447	(80% Balance x 0.017386461) + MRI	
Remaining Principal after 5 years	3,011,861	(80% Balance x 0.37118581950985)	
Yrs 6 to 7 @ 19%	159,194	(Remaining Inventory after 5yrs x 0.0504086172044552) + MRI of Remaining Principal	
10 years			
10 yrs: First 5 yrs @ 11.5%	121,452	(80% Balance x 0.014059544) + MRI	
Remaining Principal after 5 years	5,187,261	(80% Balance x 0.63928501783572)	
Yrs 6 to 10 @ 19%	141,931	(Remaining Inventory after 5yrs x 0.0259405511422168) + MRI	

10-10-80			
10% of TCP Net of RF	984,270	(TCP x 0.1) - RF	
10% 1st DP Payable in 18 months	54,682	10% of TCP Net of RF / 18 months	
10% of TCP	1,014,270	10% of TCP x 0.1	
10% 2nd DP Payable in 12 months	84,523	10% of TC / 12 months	
80% Balance	8,114,160	TCP x 0.8	
MRI	7,370	80% Balance x 0.0009083334	
First 5yrs: 5-year term, @ 10.25%*	180,772	(80% Balance x 0.0213702638345799) + MRI	
First 5yrs: 7-year term, @ 10.25%*	143,125	(80% Balance x 0.0167306435182665) + MRI	
First 5yrs: 10-year term, @ 10.25%*	115,726	(80% Balance x 0.0133539001876776) + MRI	

For announcement purposes only. All details and information are subject to change without prior notice and do not form part of an offer or contract.