THE SONOMA

Property Details			Block 58 Lot 14
Lot Type			Commercial
Area (in sqm)			661.00
Selling Price			**39,660,000.00**
Other Charges			Actual Cost
Reservation Fee			100,000.00
OPTION 1	**CASH**		
	Selling Price		39,660,000.00
	Less: CASH DISCOUNT	10%	3,966,000.00
	Selling Price less Discount		35,694,000.00
	Add: VAT	12%	4,283,280.00
	NET SELLING PRICE		**39,977,280.00**
	Less: Reservation Fee		100,000.00
	Total Cash Payment		**39,877,280.00**
OPTION 2	**20-80 TERM**		
	Selling Price		39,660,000.00
	Less: DISCOUNT FOR DOWN PAYMENT	3%	1,189,800.00
	Selling Price net of Discount		38,470,200.00
	Add: VAT	12%	4,616,424.00
	NET SELLING PRICE		**43,086,624.00**
	Down payment	20%	8,617,324.80
	Less: Reservation Fee		100,000.00
	OUTRIGHT DOWNPAYMENT		**8,517,324.80**
	Balance	80%	34,469,299.20
	Payable in	24 months @ 0%	**1,436,220.80**
		36 months @ 15%	**1,194,889.58**
OPTION 3	**30-70 TERM**		
	Selling Price		39,660,000.00
	Less: DISCOUNT FOR DOWN PAYMENT	4%	1,586,400.00
	Selling Price net of Discount		38,073,600.00
	Add: VAT	12%	4,568,832.00
	NET SELLING PRICE		**42,642,432.00**
	Down payment	30%	12,792,729.60
	Less: Reservation Fee		100,000.00
	OUTRIGHT DOWNPAYMENT		**12,692,729.60**
	Balance	70%	29,849,702.40
	Payable in	36 months @ 0%	**829,158.40**
		48 months @ 16%	**845,948.95**

Price and Terms as of March 2023.
For announcement purposes only.

OPTION 4	**50-50 TERM**		
	Selling Price		39,660,000.00
	Less: DISCOUNT FOR DOWN PAYMENT	5%	1,983,000.00
	Selling Price net of Discount		37,677,000.00
	Add: VAT	12%	4,521,240.00
	NET SELLING PRICE		**42,198,240.00**
	Down payment	50%	21,099,120.00
	Less: Reservation Fee		100,000.00
	OUTRIGHT DOWNPAYMENT		**20,999,120.00**
	Balance	50%	21,099,120.00
	Payable in	48 months @ 0%	**439,565.00**
		60 months @ 17%	**524,367.48**

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.