

Project  
Location  
Status

**GALLERIA RESIDENCES CEBU - TOWER 1**  
GENERAL MAXILOM AVENUE, CEBU CITY  
Pre-selling; Turnover of Tower 1 on December 2020

**Unit Type**

Floor Level/Unit  
Floor Area (in SQM)  
Add: Balcony  
Gross Floor Area  
Orientation/Facing

STUDIO W/ BALCONY	1-BEDROOM W/ BALCONY	PARKING	2-BEDROOMS W/ BALCONY	2-BEDROOMS W/ BALCONY	PARKING
15-G1	06-H1	For 1-bedroom: Optional Regular slot at 4th floor	11O	06A	Required Parking slot with mechanical lift (2nd or 3rd floor)
31	39.97		63.3	72.9	
6.38	0		4.5	4.5	
37.38	39.97		67.8	77.4	
Commerce St./ SRP/ SeaView	Corner/Amenity/Mall/ East		S. Osmeña St./ SeaView	Corner Unit/ Commerce St./ Osmeña St.	

**PAYMENT DUE**

**20% DOWNPAYMENT IN 51 MONTHS NO INTEREST; 80% BANK FINANCING ON 52nd MONTH**

List Price	4,397,695.00	4,616,266.00	850,000.00	8,012,640.00	8,914,868.00	1,000,000.00
Less: Standard Discount	50,000.00	50,000.00	-	75,000.00	75,000.00	-
Amount Net of Discount	4,347,695.00	4,566,266.00	850,000.00	7,937,640.00	8,839,868.00	1,000,000.00

20% Down Payment	869,539.00	913,253.20	170,000.00	1,587,528.00	1,767,973.60	200,000.00
Less: Reservation Fee	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00
DP net of Res. Fee	844,539.00	888,253.20	145,000.00	1,562,528.00	1,742,973.60	175,000.00
<b>51 Months to Pay 0% Interest</b>	<b>16,559.59</b>	<b>17,416.73</b>	<b>2,843.14</b>	<b>30,637.80</b>	<b>34,175.95</b>	<b>3,431.37</b>

Payable upon reservation

Payable from Months 1-51

80% Balance (Bank)	3,478,156.00	3,653,012.80	680,000.00	6,350,112.00	7,071,894.40	800,000.00
Est. Monthly Amort.**	68,871.66	72,334.03	13,464.81	125,739.83	140,031.98	15,840.96
5 Years to Pay	40,384.34	42,414.58	7,895.38	73,730.18	82,110.69	9,288.68
10 Years to Pay	31,262.65	32,834.31	6,112.03	57,076.60	63,564.19	7,190.63
15 Years to Pay						

Payable on the 52nd Month

6% Transfer Taxes, Fees & Expenses	260,861.70	273,975.96	-	476,258.40	530,392.08	-
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Payable on the 51st Month

**SPOT 10% PAYABLE IN 1 MONTH; 10% INSTALLMENT IN 50 MONTHS; 80% BANK FINANCING ON 52nd MONTH**

List Price	4,397,695.00	4,616,266.00	850,000.00	8,012,640.00	8,914,868.00	1,000,000.00
Less: Standard Discount	109,942.38	115,406.65	-	200,316.00	222,871.70	-
Amount Net of Discount	4,287,752.63	4,500,859.35	850,000.00	7,812,324.00	8,691,996.30	1,000,000.00

10% Down Payment	428,775.26	450,085.94	85,000.00	781,232.40	869,199.63	100,000.00
Less: Reservation Fee	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00
<b>1 Months to Pay 0% Interest</b>	<b>403,775.26</b>	<b>425,085.94</b>	<b>60,000.00</b>	<b>756,232.40</b>	<b>844,199.63</b>	<b>75,000.00</b>

Payable upon reservation

Payable in 1 month from RF

10% Down Payment	428,775.26	450,085.94	85,000.00	781,232.40	869,199.63	100,000.00
<b>50 Months to Pay 0% Interest</b>	<b>8,575.51</b>	<b>9,001.72</b>	<b>1,700.00</b>	<b>15,624.65</b>	<b>17,383.99</b>	<b>2,000.00</b>

Payable from Months 2-51

80% Balance (Bank)	3,430,202.10	3,600,687.48	680,000.00	6,249,859.20	6,953,597.04	800,000.00
Est. Monthly Amort.**	67,922.11	71,297.93	13,464.81	123,754.70	137,689.56	15,840.96
5 Years to Pay	39,827.55	41,807.03	7,895.38	72,566.16	80,737.16	9,288.68
10 Years to Pay	30,831.63	32,364.00	6,112.03	56,175.50	62,500.90	7,190.63
15 Years to Pay						

Payable on the 52nd Month

6% Transfer Taxes, Fees & Expenses	257,265.16	270,051.56	-	468,739.44	521,519.78	-
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Payable on the 51st Month

**100% OF TOTAL CONTRACT PRICE IN 52 MONTHS NO INTEREST**

List Price	4,397,695.00	4,616,266.00	850,000.00	8,012,640.00	8,914,868.00	1,000,000.00
Less: Standard Discount	197,896.28	207,731.97	-	360,568.80	401,169.06	-
Amount Net of Discount	4,199,798.73	4,408,534.03	850,000.00	7,652,071.20	8,513,698.94	1,000,000.00

100% Down Payment	4,199,798.73	4,408,534.03	850,000.00	7,652,071.20	8,513,698.94	1,000,000.00
Less: Reservation Fee	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00
DP net of Res. Fee	4,174,798.73	4,383,534.03	825,000.00	7,627,071.20	8,488,698.94	975,000.00
<b>52 Months to Pay 0% Interest</b>	<b>80,284.59</b>	<b>84,298.73</b>	<b>15,865.38</b>	<b>146,674.45</b>	<b>163,244.21</b>	<b>18,750.00</b>

Payable upon reservation

Payable from Months 1-52

6% Transfer Taxes, Fees & Expenses	251,987.92	264,512.04	-	459,124.27	510,821.94	-
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Payable on the 52nd Month

**95% SPOT CASH IN 30-DAYS WITH 15% DISCOUNT; 5% RETENTION ON THE 52nd MONTH**

List Price	4,397,695.00	4,616,266.00	850,000.00	8,012,640.00	8,914,868.00	1,000,000.00
Less: Cash Discount	659,654.25	692,439.90	-	1,201,896.00	1,337,230.20	-
Amount Net of Discount	3,738,040.75	3,923,826.10	850,000.00	6,810,744.00	7,577,637.80	1,000,000.00
95% of Net Amount	3,551,138.71	3,727,634.80	807,500.00	6,470,206.80	7,198,755.91	950,000.00
Less: Reservation Fee	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00
<b>95% Spot Cash Payment</b>	<b>3,526,138.71</b>	<b>3,702,634.80</b>	<b>782,500.00</b>	<b>6,445,206.80</b>	<b>7,173,755.91</b>	<b>925,000.00</b>
<b>5% Retention</b>	<b>186,902.04</b>	<b>196,191.31</b>	<b>42,500.00</b>	<b>340,537.20</b>	<b>378,881.89</b>	<b>50,000.00</b>

Payable upon reservation

Payable w/in 30 days from RF

Payable on the 52nd Month

6% Transfer Taxes, Fees & Expenses	224,282.45	235,429.57	-	408,644.64	454,658.27	-
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Payable on the 51st Month

**DISCLAIMER**

- All prices, terms and details contained herein are subject to change without prior notice.
- All scheduled payments shall be covered by POSTDATED CHECKS.
- All Post Dated Checks must be made payable to ROBINSONS LAND CORPORATION
- Turnover Taxes, Fees and Expenses (ITFE), which is estimated at 6% of Total Contract Price will be charged, subject to adjustments at the time of title transfer. These shall cover pertinent national and local government fees and charges, including, but not limited to, documentary stamp tax, notarial fees, transfer taxes, registration fees and other expenses connected with the execution of the Deed of Absolute Sale and the issuance or transfer of the corresponding Condominium Certificate of Title, as well as Condominium Corporation Membership fees and creditable condominium dues, and utility bonds (if applicable).
- All areas are approximate (+/-).
- The Developer reserves the right to make corrections of errors that may be contained herein. Prices, terms and details are subject to verification by Robinsons Land Corporation. No contract shall be deemed established between the recipient of this Sample Computation and Robinsons Land Corporation based upon the information indicated herein.
- Foreign currency payments shall be converted based on Bangko Sentral ng Pilipinas' indicative rate at the time of remittance.