

Trans-Phil Builders Corporation
Leon Guinto Townhomes III
2208 Leon Guinto Street, Malate, Manila
PRICELIST
As of March 11, 2009

Unit No.	Dev.Area (including Service Area in sqm.)	BANK LOAN FINANCING				DEFERRED CASH			SPECIAL IN-HOUSE FINANCING				SPOT CASH		LOT AREA (In sqm.)		
		Investment Price	30% Payable in 15 days	70% Estimated Bank Loan	Est. Mo. Amort. (15 yrs.)	Investment Price	30% D/P payable in 15 days	70% payable over 11 mos. Mo. Pymnt. no interest)	Invstmnt. Price	20% D/Payment	10% D/P Payable in 6 mos. no interest	70% Estimated In-House Loan	Est.Mo. Amort. (5 yrs.)	Investment Price (payable in 15 days)		Investment Price per sqm.	
Units along Leon Guinto Street:																	
SOLD	1	162.46	6,880,000	2,064,000	4,816,000	57,801	6,880,000	2,064,000	437,818	6,980,000	1,396,000	116,333 /mo.	4,886,000	112,426	6,673,600	41,078	55.15
SOLD	2	157.03	6,635,000	1,990,500	4,644,500	55,743	6,635,000	1,990,500	422,227	6,735,000	1,347,000	112,250 /mo.	4,714,500	108,480	6,435,950	40,985	53.55
SOLD	3	157.03	6,635,000	1,990,500	4,644,500	55,743	6,635,000	1,990,500	422,227	6,735,000	1,347,000	112,250 /mo.	4,714,500	108,480	6,435,950	40,985	53.55
SOLD	4	167.45	7,290,000	2,187,000	5,103,000	61,246	7,290,000	2,187,000	463,909	7,390,000	1,478,000	123,167 /mo.	5,173,000	119,030	7,071,300	42,229	49.56
RESERVED	5	169.35	7,390,000	2,217,000	5,173,000	62,086	7,390,000	2,217,000	470,273	7,490,000	1,498,000	124,833 /mo.	5,243,000	120,641	7,168,300	42,328	51.40
SOLD	6	157.03	6,635,000	1,990,500	4,644,500	55,743	6,635,000	1,990,500	422,227	6,735,000	1,347,000	112,250 /mo.	4,714,500	108,480	6,435,950	40,985	53.55
SOLD	7	157.03	6,635,000	1,990,500	4,644,500	55,743	6,635,000	1,990,500	422,227	6,735,000	1,347,000	112,250 /mo.	4,714,500	108,480	6,435,950	40,985	53.55
SOLD	8	162.46	6,830,000	2,049,000	4,781,000	57,381	6,830,000	2,049,000	434,636	6,930,000	1,386,000	115,500 /mo.	4,851,000	111,621	6,625,100	40,780	55.08
Units inside compound with Common Driveway:																	
	9	144.14	5,540,000	1,662,000	3,878,000	46,543	5,540,000	1,662,000	352,545	5,640,000	1,128,000	94,000 /mo.	3,948,000	90,843	5,373,800	37,282	45.54
	10	146.08	5,555,000	1,666,500	3,888,500	46,669	5,555,000	1,666,500	353,500	5,655,000	1,131,000	94,250 /mo.	3,958,500	91,084	5,388,350	36,886	45.54
	11	144.14	5,540,000	1,662,000	3,878,000	46,543	5,540,000	1,662,000	352,545	5,640,000	1,128,000	94,000 /mo.	3,948,000	90,843	5,373,800	37,282	45.54
SOLD	12	146.08	5,555,000	1,666,500	3,888,500	46,669	5,555,000	1,666,500	353,500	5,655,000	1,131,000	94,250 /mo.	3,958,500	91,084	5,388,350	36,886	45.54
	14	214.48	7,900,000	2,370,000	5,530,000	66,370	7,900,000	2,370,000	502,727	8,000,000	1,600,000	133,333 /mo.	5,600,000	128,855	7,663,000	35,728	67.65
	15	214.62	7,880,000	2,364,000	5,516,000	66,202	7,880,000	2,364,000	501,455	7,980,000	1,596,000	133,000 /mo.	5,586,000	128,533	7,643,600	35,615	67.65
	16	144.14	5,530,000	1,659,000	3,871,000	46,459	5,530,000	1,659,000	351,909	5,630,000	1,126,000	93,833 /mo.	3,941,000	90,682	5,364,100	37,215	45.54
	17	144.33	5,485,000	1,645,500	3,839,500	46,081	5,485,000	1,645,500	349,045	5,585,000	1,117,000	93,083 /mo.	3,909,500	89,957	5,320,450	36,863	45.54
	18	148.36	5,690,000	1,707,000	3,983,000	47,803	5,690,000	1,707,000	362,091	5,790,000	1,158,000	96,500 /mo.	4,053,000	93,259	5,519,300	37,202	47.30
	19	133.63	5,060,000	1,518,000	3,542,000	42,511	5,060,000	1,518,000	322,000	5,160,000	1,032,000	86,000 /mo.	3,612,000	83,112	4,908,200	36,730	41.90

NOTES:

- Prices are subject to change without prior notice.
- Reservation Fee - P100,000.00 good for 7 days, deductible from downpayment.
- Spot cash- Investment is payable in 15 days.
- Downpayment payable in 15 days from reservation date (except in Spot Cash)
- Estimated Monthly Amortization for bank loan financing is for maximum of 15 yrs. computed at 12% p.a. (subject to change and bank approval). Interest rate is usually repriceable annually.
- In-house financing is for maximum of 5 years currently at 13.5% p.a. interest.
Interest rate shall be adjusted yearly at each anniversary date based on the prevailing commercial interest rate of BPI-Family Savings Bank.
(Interest rates for bank and housing loan are based on current rate. Rates that will be applied to the transaction will be the rate prevailing at date transaction is consummated.)
- The above price list does not yet include documentary stamp, transfer taxes, registration fee, and expenses for Meralco, water, and telephone connections and other incidental expenses which are for account of the Buyer and the total amount of which vary depending on the size and price of the unit.
- Prices do not include VAT.