



COVENT GARDEN



ENTRANCE AND DROP-OFF



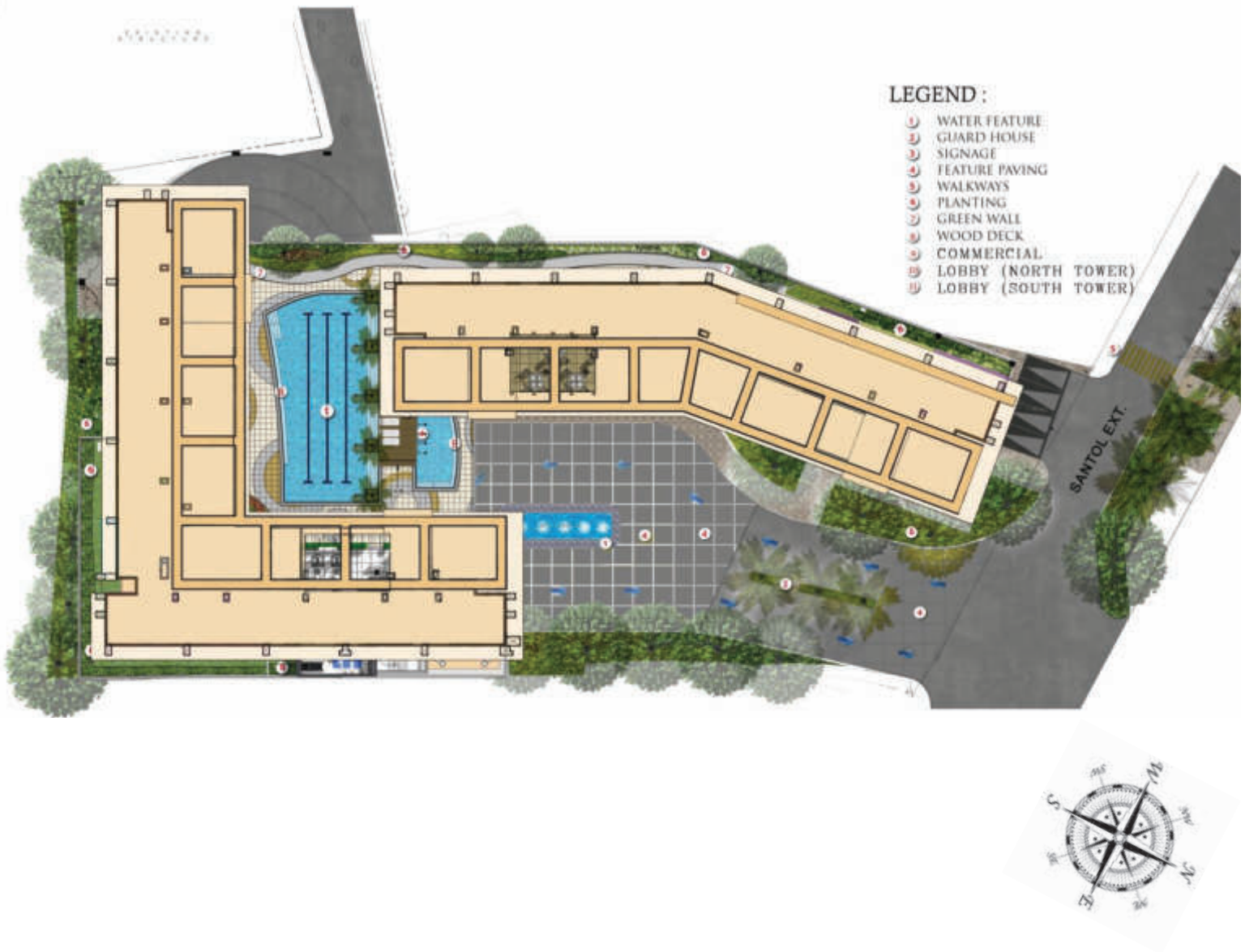
POOL AREA



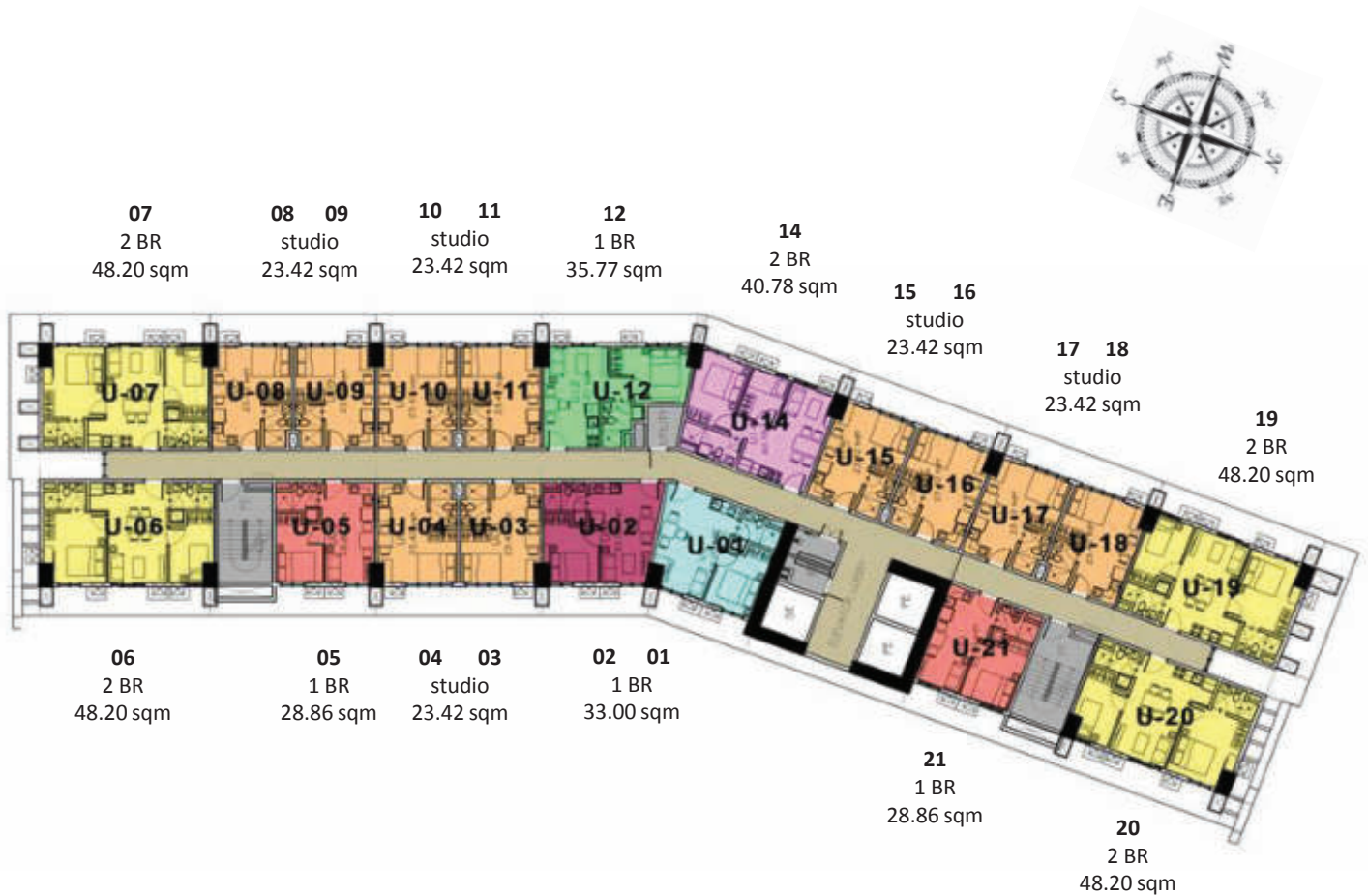
LOCATION MAP



AMENITY FLOORPLAN



NORTH RESIDENCES



R. MAGSAYSAY

TYPICAL FLOORPLAN 6th to 29th LEVEL

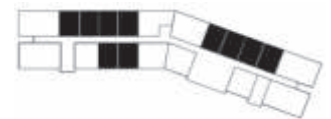
These renderings are based on the architect's perspective and do not form part of an offer or contract. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Empire East reserves the right to modify these illustrations without prior notice. Clients are invited to verify subsequent changes. As of June 2015. For reference and presentation purposes only.

NORTH RESIDENCES – UNIT LAYOUT TYPICAL STUDIO UNIT



23.42 SQ.M.

KEY PLAN

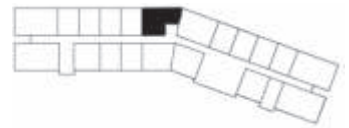


NORTH RESIDENCES – UNIT LAYOUT TYPICAL ONE BEDROOM UNIT

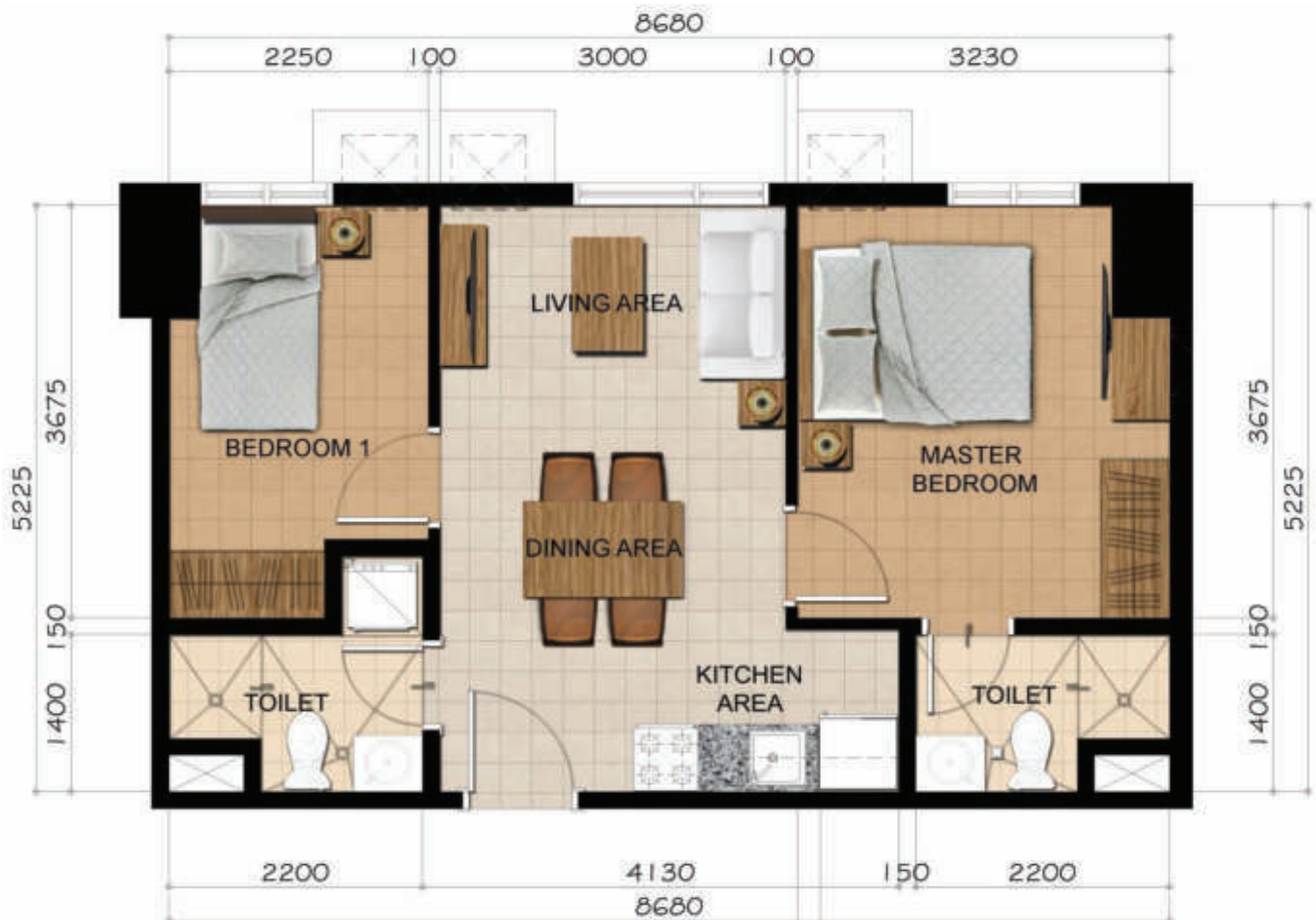


35.77 SQ.M.

KEY PLAN

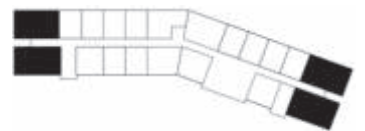


NORTH RESIDENCES – UNIT LAYOUT TYPICAL TWO BEDROOM UNIT



48.20 SQ.M.

KEY PLAN





Empire East

COMPUTATION SHEET

Covent Garden
North Residences

	Studio 23.42 sqm	1BR 35.77 sqm	2BR 48.20 sqm
Unit List Price	3,878,834.72	5,887,082.32	7,913,371.20
Selling Price	3,463,245.29	5,256,323.50	7,065,510.00
5% Less: Promo Discount	173,162.26	262,816.18	353,275.50
	3,290,083.02	4,993,507.33	6,712,234.50
5% Less: Additional Discount	164,504.15	249,675.37	335,611.73
	3,125,578.87	4,743,831.96	6,376,622.78
2.5% Less: 2BR Special Discount	-	-	159,415.57
	3,125,578.87	4,743,831.96	6,217,207.21
12% Add: VAT	-	569,259.84	805,468.14
Net Selling Price	3,125,578.87	5,313,091.79	7,022,675.35

TERMS OF PAYMENT

OPTION 1

20% of Net Selling Price	625,115.77	1,062,618.36	1,404,535.07
Less: Reservation Fee	25,000.00	25,000.00	25,000.00
	600,115.77	1,037,618.36	1,379,535.07
Monthly Amortization for Month 1-48	12,502.41	21,617.05	28,740.31
80% Balance Upon Turnover	2,500,463.10	4,250,473.44	5,618,140.28
7% Other Fees	242,427.17	367,942.65	494,585.70

Notes:

1. Empire East Land Holdings, Inc. reserves the right to correct error that may appear on above computation.
2. The Reservation Fee (25,000) is non-refundable in case of cancellation or withdrawal by the buyer.
3. All outstanding balances are due and demandable upon unit turn over.
4. All checks should be made payable to **Empire East Land Holdings, Inc.**
5. Prices and other details are subject to change without prior notice.
6. Other charges is computed at 7% of the Selling Price and shall be settled separately thru Empire East's Credit and Collection Department.

Presented by

Acknowledged by

Signature over Printed Name
Real Estate Broker

Signature over Printed Name
Client