



**Riverlane Trail**

Commercial  
Area





# ARCWAY CENTER



# RIVERLANE TRAIL MAP AREA ALLOCATION

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# THE ARCWAY CENTER

Block 1 and 3

Number of Units = 43 units

Lot sizes – 132 sqm to 213 sqm

RLD – 8m X 16.5m



The Arcway  
Center

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The Arcway center

# Ways to own a property at Arcway Center

- With Building
  - existing design
  - Move-in upon 50% payments
- Lot only
  - Required to Construct within 2 years upon 50% payment on principal
  - With cash bond of P500,000.00; refundable in the following manner:
    - 25% - start of the construction
    - 25% - 50% of the construction
    - 25% - 75% completion
    - 25% - 100% completion

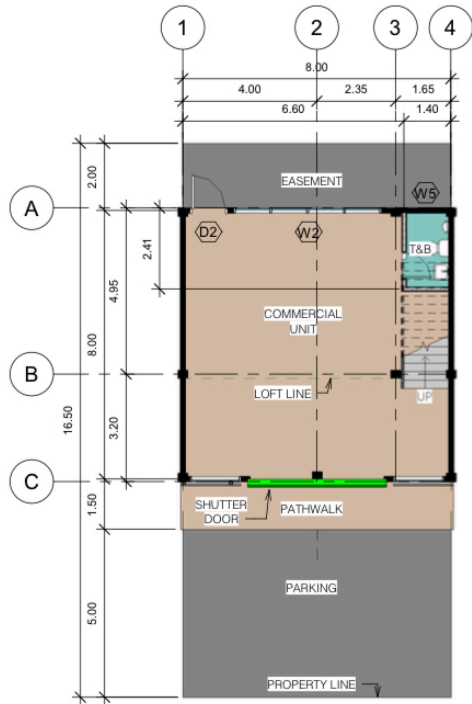
# Building Specifications

- **Lofted Type – High Ceiling Building**
- **Maximum Height – 9 meters**
- **Front Set Back – 5m plus 2m walkway**
- **Rear Set Back – 2 meters**
- **Finished on Exterior**
  - with roll-up
- **No finishing on Interior**
  - Flooring – rough cement
  - No Fixtures

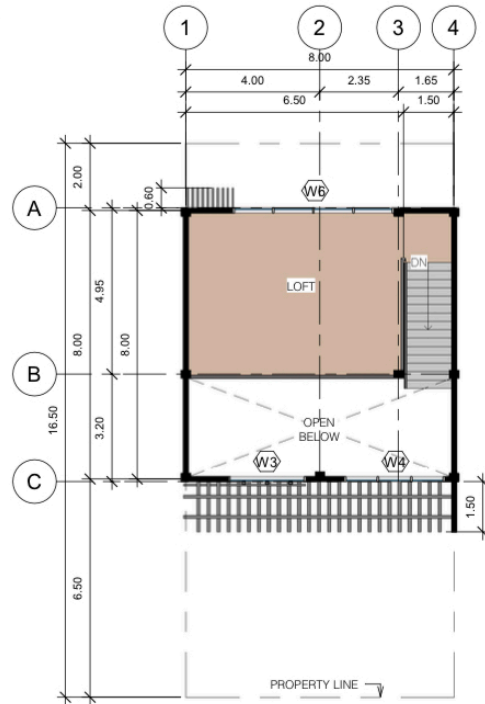




# Commercial (Regular Lot)



1 GROUND FLOOR PLAN  
1 : 100



2 2ND FLOOR PLAN  
1 : 100

## Area Tabulation

Land area – 132 sqm

Parking – 40 sqm

Path walk/Easement – 28

Ground Floor – 64.00 sqm

Second Floor – 40.00 sqm

Total Gross Floor Area =  
104.00 sqm

# Commercial Building Floor Plan w/ Area Allocation

# PRICE AND TERMS – With Building

- **Building Price – P3,640,000**
- **Lot Price per sqm – P20,000**

Construction will start upon 50%  
payment of Principal

- **Terms:**

- **Reservation Fee - 5% of TCP**
- **Cash Terms**

**Discounts:**

- if paid within 30 days – 15%
  - if paid within 60 days – 10%
  - if paid more than 60 days to 6 months – 5%
- (6 mos. Should be in 6 equal monthly installment  
from reservation date)

- **Deferred Cash – 36 months without interest (MRI required)**
- **Balloon Payment**
  - **Down payment – 50% with 10% discount base on net of the reservation fee if paid within 60days from the reservation date**
  - **Balance – 50% upon turn-over**
- **Installment ( MRI required)**
  - **20% - 12 months w/o Interest**
  - **80% - 3 yrs @ 12%**

**Note: Reservation Fee is non-transferable and non-refundable**

# SAMPLE COMPUTATION – with Building

<b>FA – 104 sqm    LA – 132sqm</b>	<b>CASH</b>	<b>DEFERRED CASH – 36 mos.</b>	<b>INSTALLMENT</b>
<b>Building Price</b>	<b>P3,640,000.00</b>		
<b>Lot Price</b>	<b>2,640,000.00</b>		
<b>TSP</b>	<b>6,280,000.00</b>		
<b>Add: Vat</b>	<b>753,600.00</b>		
<b>TCP</b>	<b>P7,033,600.00</b>		
<b>Reservation Fee – 5% of TCP</b>	<b>351,680.00</b>		
<b>Cash – 60 days (15% discount)</b>	<b>P5,679,632.00</b>		
<b>- 90 Days (10% discount)</b>	<b>P6,013,728.00</b>		
<b>- in 6 mos (5% discount)</b>	<b>P6,347,824.00</b>		
<b>Deferred Cash for 36 mos.</b>		<b>P185,608.89/mo.</b>	
<b>20% - Down in 12 mos. w/ 10% disc if paid w/in 30 days</b>			<b>P1,055,040.00 Monthly for 12 mos. = 87,920.00</b>
<b>80% - in 3 yrs @ 12%</b>			<b>P5,626,880.00 MA for 3 yrs = P186,892.71</b>

# Without the Building

- **Lot Price – P25,000/sqm**
  - **Cash Bond of P500,000 payable upon reservation**
  - **Required to construct building within 2 years from the 50% payment on principal (Turn-over)**
  - **Reservation Fee is non-transferable and non-refundable**
- **Terms:**
    - **Reservation Fee – P100,000**
    - **Cash Terms**
      - Discounts:**
        - if paid within 30days – 10%
        - if paid up to 90 days – 5%
      - **Deferred Cash – 36 months w/o interest**  
(MRI Required)
      - **Installment**
        - **Down Payment – 20% in 12 months**
        - **Balance – 80% in 3 yrs @ 12%**
        - **MRI Required**

# Restrictions on Lot Only Acquisition

- **Maximum of 2 years to build the Improvement, otherwise cash bond will be forfeited**
- **Approval of Building designs and specifications are required**
- **Set Backs**
  - ✓ **Front – 7 Meters for parking and walkway**
  - ✓ **Rear – 2 meters**
- **Maximum Heights – 10 meters**

	CASH	DEFERRED CASH – 36 MOS	INSTALLMENT
Lot Price - 25,000/sqm	P3,300,000.00		
Add: Vat	396,000.00		
TCP	P3,696,000.00		
Reservation Fee	P 100,000.00		
Add: Cash Bond	500,000.00		
Total Reservation Due	P 600,000.00		
Deferred Cash – 36 mos.		P99,888.89/mo.	
Cash Discount – 30days 10%	P3,236,400.00		
- in 90 days 5%	3,416,200.00		
20% down – 12 mos.			P53,266.67
80% down – 3 yrs @12%			MA – 98,208.07

SAMPLE  
COMPUTATION  
– LOT ONLY (LA  
– 132 sqm)



Other Fees,  
utilities,  
facilities,  
etc.

- CUSA (Common Use Service Area) – P1,500/month  
To start paying 30days from the turnover
- Buyer will apply for the Water and Power Supply
- Separate Association

Reservation  
Sellers  
Reward –  
Cash  
Kaliwaan

- With Building

DS – 25,000.00

SM – 10,000.00

- Lot Only

DS – 15,000.00

SM – 5,000.00

