STARPROPERTIES invites all interested parties to bid the following properties on "AS-IS-WHERE-IS" basis.

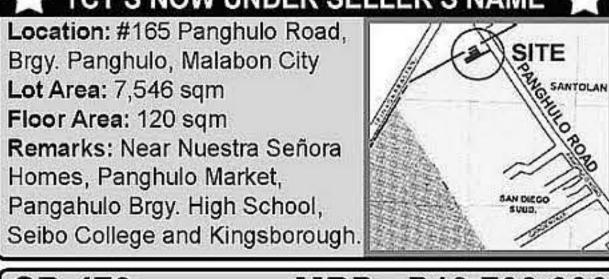
AUCTION DATE: JULY 15, 2011 | AUCTION VENUE: HOTEL INTERCON, MAKATI CITY | REGISTRATION STARTS: 10:00 AM | AUCTION PROPER STARTS: 11:00 AM

METRO MANILA

MIXED-USE PROPERTIES

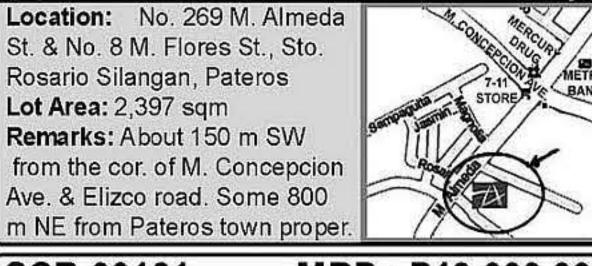
MBP: P12,184,000 SU-050 MALABON CITY 2 LOTS W/ IMPV'T.

TCT'S NOW UNDER SELLER'S NAME Location: #165 Panghulo Road, Brgy. Panghulo, Malabon City Lot Area: 7,546 sqm Floor Area: 120 sqm Remarks: Near Nuestra Señora Homes, Panghulo Market,



MBP: P13,700,000 SB-473 6 LOTS **PATEROS** TCT'S NOW UNDER SELLER'S NAME

Location: No. 269 M. Almeda St. & No. 8 M. Flores St., Sto. Rosario Silangan, Pateros Lot Area: 2,397 sqm Remarks: About 150 m SW from the cor. of M. Concepcion Ave. & Elizco road. Some 800



MBP: P19,000,000 SCR-00121 3 LOTS

Location: No. 41 Rivera Drive, Kaligayahan, Novaliches Q.C.. Lot Area: 7,568 sqm Remarks: NE corner of Rivera rd and ROW. About 80 m from Kaligayahan Elementary School, some 250 m SW from Quirino Highway & 1.2 KM SW from SM City - Fairview.



MBP: P34,500,000 SBN-0275 9 LOTS MALABON CITY

TCT'S NOW UNDER SELLER'S NAME Location: Interior M.H. Del Pilar St., Maysilo, Tenejeros, Malabon Lot Area: 10,.455 sqm

Remarks: About 480 m NW from Tinajeros Bridge, some 720 m from the intersection of M.H. Del Pilar St. and Gov. Pascual Ave. (in the vicinity of Francis Market)



COMMERCIAL PROPERTIES

MBP: P14,250,000 SBN-0156

2 LOTS W/ IMPV'T. Location: V.V. Soliven Avenue III, Cainta, Rizal Lot Area: 1,232 sqm Floor Area: 717 sqm Remarks: Present site of Hope

for the World, beside J & F bldg. and about 100 m east of Sta. Lucia East Shopping Center



SBN-014 MBP: 19,238,000 CONDO UNITS MANILA

Location: The Empire Plaza Condo., Brgy. 254 Masangkay St. Tondo, Manila Floor Area:

675 sqm (11 units, 9 kiosks) 150 sqm (12 parking slots) Remarks: Beside Phil. Academy of Sakya. About 50 m SW from the cor. of Bambang & Masangkay Sts.



PARAÑAQUE

SBN-0250 MBP: 31,500,000

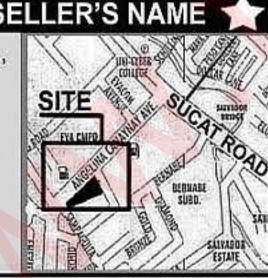
TCT'S NOW UNDER SELLER'S NAME Location: Along Canaynay Ave. San Dionisio, Parañaque City (near EVACOM Plaza) Lot Area: 4,501 sqm Remarks: 10 m SW of Golden

Town, 30 m SVV from Evacom

Plaza and 150 m from Lianas

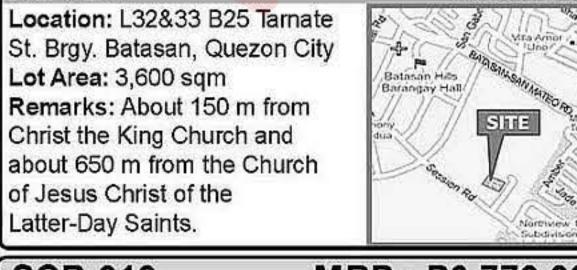
Supermarket & Dep't. Store.

3 LOTS



RESIDENTIAL PROPERTIES

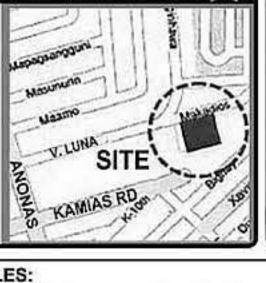
MBP: P5,985,000 SB-474 LOT ONLY QUEZON CITY Location: L32&33 B25 Tarnate St. Brgy. Batasan, Quezon City Lot Area: 3,600 sqm



MBP: P6,770,000 **SCR-010** LOT W/ IMPV'T. QUEZON CITY

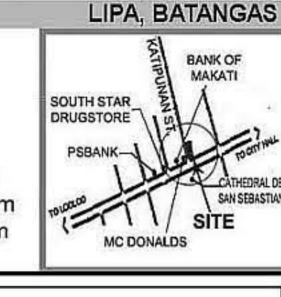
TCT'S NOW UNDER SELLER'S NAME Location: No. 2 Makadios St. Sikatuna Village, Quezon City Lot Area: 602 sqm Floor Area: 396 sqm

Remarks: Adjacent to Marcxmantrade Corp., about 200 m SW of Camp General Tomas Karingal and about 250 m NE of the Anonas & V. Luna Sts.



2 LOTS W/ IMPV'T. Location: 50 CM Recto cor. Katipunan Sts., Poblacion, Lipa City, Batangas Lot Area: 582 sqm Floor Area: 1,258 sqm Remarks: Formerly the site of Star Honda. About 5 m NE from

Cathedral De San Sebastian.



PROPERTIES WITH CONSOLIDATED TITLES:

a. Show Money - 10% of the minimum bid price to be surrendered by the auction participant to the Selling Entity on auction day July 15, 2011 upon registration as an auction participant. The Show Money must be in a Manager's Check payable to the Star Asset Management ROPOAS, Inc. b. 20% of the Winning Bid Price less the Show Money - to be submitted by the Winning Bidder in a Manager's Check payable to the Selling Entity not later than July 21, 2011. c. Balance of the Winning Bid Price - shall be paid not later than September 15, 2011.

PROPERTIES WITH UNCONSOLIDATED TITLES:

a. Show Money - 10% of the minimum bid price to be surrendered by the auction participant to the Selling Entity on auction day July 15, 2011 upon registration as an auction participant. The Show Money must be in a Manager's Check payable to the Star Asset Management ROPOAS, Inc. b. 20% of the Winning Bid Price less the Show Money - to be submitted by the Winning Bidder in a Manager's Check payable to the Selling Entity not later than July 21, 2011.

 c. Downpayment – 75% of the Winning Bid Price shall be paid not later than September 15, 2011. d. Balance - 5% of the Winning Bid Price payable within seven (7) calendar days from presentation of title in the name of the Selling Entity.

PROPERTY RELATED EXPENSES: All legitimate property-related expenses (including association dues and real estate taxes) identified and due/owing as of July 15, 2011 shall be settled by the Seller, as specified in the Auction Rules and Guidelines.

MBP: P7,024,000 SR-012 QUEZON CITY 5 LOTS

Location: Cluster C Bldg., Unit C-1, Woodside Homes, Hemady St., Brgy. Kristong Hari Floor Area: 159.64 sqm Remarks: Woodside Homes is about 260 m NW from E. Rodriguez Ave., cor. Hermady

SCR-00130

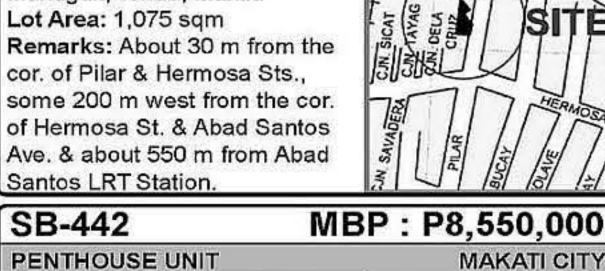
EDSA-Aurora Blvd.

CONDO UNIT

St., and some 2.3 km NW from

MBP: P7,125,000 SB-456 LOT ONLY

Location: No. 3173 Pilar St., Manuguit, Tondo, Manila Lot Area: 1,075 sqm Remarks: About 30 m from the cor. of Pilar & Hermosa Sts., some 200 m west from the cor. of Hermosa St. & Abad Santos Ave. & about 550 m from Abad Santos LRT Station.



PENTHOUSE UNIT

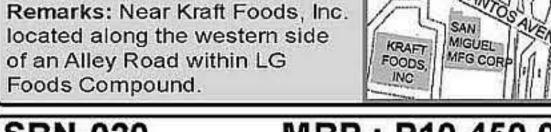
Location: Unit A 9/F T-Tower Condo P. Burgos cor. Calderon St. Makati City Floor Area: 583 sqm Remarks: Near Makati Prime

Tower, North Park Eatery, Makati High School, Astor Hotel, Millennium Plaza, Jupiter Arms and The Power Plant Mall.

Lot Area: 950 sqm

Floor Area: 956 sqm





SBN-020 MBP: P10,450,000 LOT W/ IMPVT. QUEZON CITY

Location: L15 B3 Manchester Industrial Subd., Brgy. Sauyo, Novaliches, Quezon City Lot Area: 1,000 sqm Floor Area: 1,486 sqm Remarks: 2nd lot from the cor. of Don Julio Gregorio and Manchester Ave. About 450 m NE from Sauyo High School

SB-511

3 LOTS W/ IMPV'T.

Mabolo, Valenzuela City

Remarks: Adjacent to San

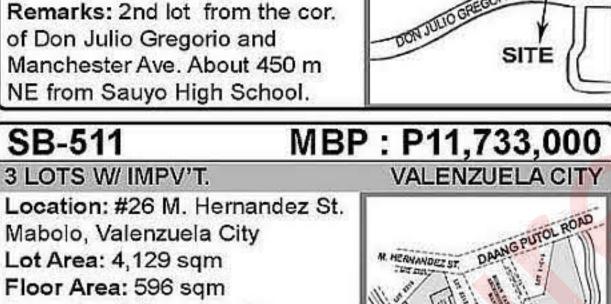
Roque Church; about 1 km SW

from McArthur Hway and about

3.5 km NW from Valenzuela City

Lot Area: 4,129 sqm

Floor Area: 596 sqm



MANCHESTER AVID

MBP: P15,200,000 SB-487

2 LOTS W/ IMPV'T. Location: No. 91 Catolos Street, Cubao, Quezon City Lot Area: 600 sqm Floor Area: 1,718 sqm Remarks: 50 m from the SE cor. of New York and Sgt. Catolos St., 50 m SE of Corner .Complex Bldg. and 300 m SE of Dagupan

Bus Terminal along EDSA.

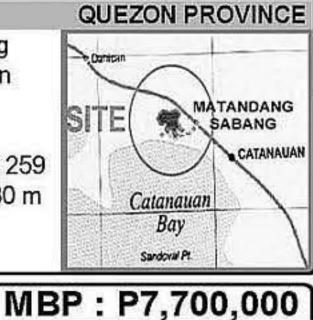


LUZON

MIXED-USE PROPERTIES MBP: P5,900,000

SP-053 3 LOTS Location: Within Matandang Sabang, Catanauan, Quezon Lot Area: 733,678 sqm Remarks: Interior fishpond. About 80 m NW of KM Post 259 along Nat'l. Highway and 980 m

NW of Petron.

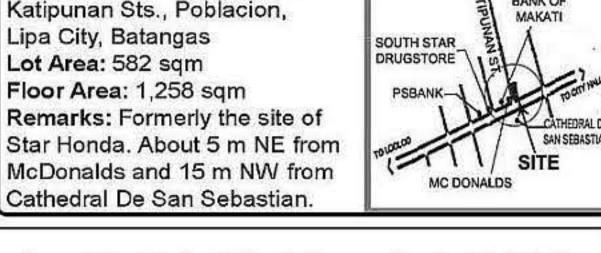


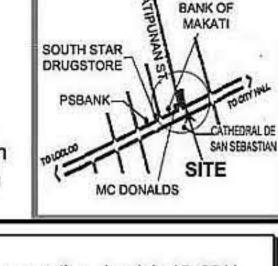
SUN-021 2 LOTS W/ IMPV'T

Location: Along National Road, Brgy. Paringao, Bauang, La Union Lot Area: 2,270 sqm Floor Area: 1,055 sqm Remarks: Current site of J.C. Decene Press. About 200 m NE from Paringao Elem. School; About 2 km north from Bauang Municipal Hall.



SBN-0247





Wawa Port. Wide frontage along Lico River. 100 m south from the

Nasugbu, Batangas

Lot Area: 93,115 sqm

entrance of Canyon Cave Resort. COMMERCIAL PROPERTIES

SP-023 LOT W/ IMPV'T Location: Along Brgy. road, within Barangay Isabang, Tayabas, Quezon Province

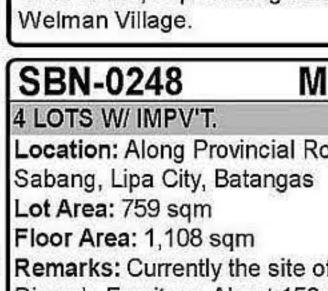
Location: Evercrest White Cove,

Remarks: Near Canyon Cave

Resort, Fortune Island Resort,

Terrazas De Punta Fuego, and

Lot Area: 9,121 sqm Floor Area: 881 sqm Remarks: Located near Leveriza Heights, St. Peter Hardware 2, Vista Verde, Lopez Village and



approximately a KM NE from SM Lipa City.

MBP: P7,600,000 QUEZON PROVINCE

MBP: P28,215,000

WHITE COVE

CANON COVE

NASUGBU (

NASUGBU, BATANGAS

PANTALAN

FTALANGAN

CAMPO

SR-008

SP-105

SP-087

Hermosa, Bataan

Lot Area: 100,000 sqm

2 LOTS

School.

Taal.

SB-317

LOT ONLY

Resort.

SB-340

LOT ONLY

2 LOTS

BULACAN

LA CAMPANA FABRIC

SITE

DE TABACOS, INC

SB-304

LOT ONLY

VARIOUS LOTS

Location: Sta. Clara Country

Remarks: Terrain of the land is

generally flat. About 470 m SE

approximately 1.7 km SE from

Location: Villa Dionisia Subd.,

Niyugan, Laurel, Batangas

Remarks: Near Golden Hills

Subdivision, Collosians Gardens

& Taal Vista Hotel. Perfect view of

Taal Volcano-Lake. Combination

Location: Within Brgy. Balsik,

Remarks: Property backs onto

Balsik river. About 350 m SE

Location: Lot 7257-N Ligaya

Remarks: Located on the NW

side of Ligaya Drive across of

Rodecale Petit Paradise and it

is about 300 m SW from Balai

Location: Sitio Cayagno, Brgy.

Remarks: Notable landmark

near the area are Puerto Azul

Beach and Caylabne Bay Resort

Approximately 3 km NE from the

entrance gate of Caylabne Bay

Location: Lot 2-B, Nat'l. Hi-way,

Brgy. Parian, Calamba, Laguna

Remarks: Lies along south side

Near Liana's Supermarket and

of National Rd. and unnamed Rd.

Dep't. Store, San Agustin Church,

La Suerte Enterprises and JEG

Bldg. and SSS Calamba branch.

Location: Lot 2-C & 2-D, Nat'l.

Lot Area: 7,336 sqm

SB-341 & 342

Lot Area: 17,326 sqm

Zapang, Temate, Cavite

Lot Area: 313,675 sqm

Drive, Sungay, Tagaytay City

Lot Area: 8,059 sqm

AGRICULTURAL PROPERTIES

TCT'S NOW UNDER SELLER'S NAME

Lot Area: 89,388 sqm

of flat and rolling terrain.

from McArthur Highway and

NLEX Sta Rita interchange.

Estate Subd., Sta. Rita,

Lot Area: 80,022 sqm

Guiguinto, Bulacan

7 LOTS

MBP: P31,000,000

MBP: P37,500,000

MBP: P5,950,000

MBP: P10,289,000

DAHILLSIDE

MBP: P12,184,000

CORAZON

MARNE BASE)

MBP: P22,562,000

CALAMBA, LAGUNA

TAGAYTAY CITY

TO TALISAY

TERNATE, CAVITE

RODECA LE

site

Site

PETIT PARAD

LAUREL, BATANGAS

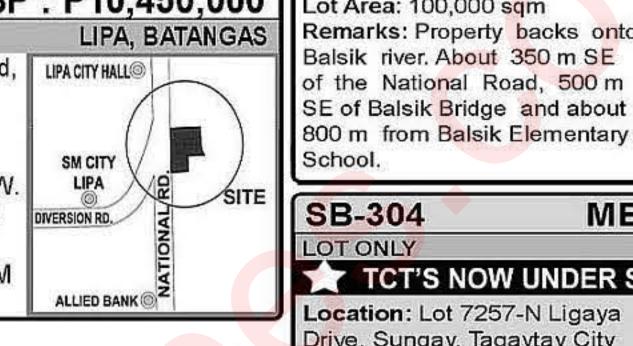
GARDENHILLS

BATAAN

BULACAN

MBP: P10,450,000

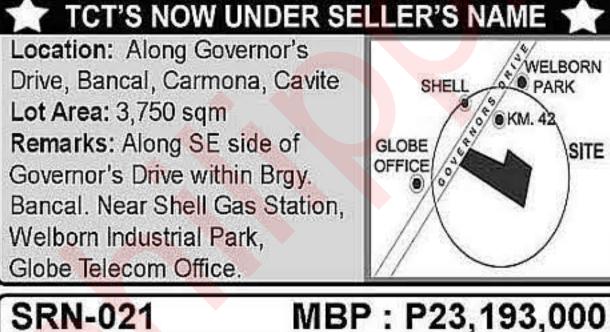
Location: Along Provincial Road, Remarks: Currently the site of W. Rivera's Furniture. About 150 m south from Lipa City Hall and



INDUSTRIAL PROPERTIES

SP-019 MBP: P17,500,000 CARMONA, CAVITE LOT ONLY

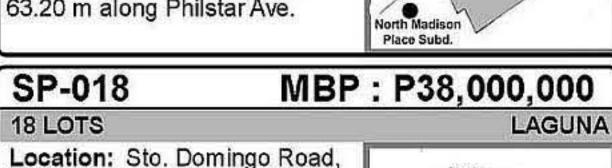
Drive, Bancal, Carmona, Cavite Lot Area: 3,750 sqm Remarks: Along SE side of Governor's Drive within Brgy. Bancal. Near Shell Gas Station,



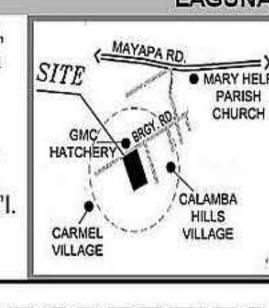
LOT ONLY

Location: L8 B3, Philstar Ave., Brgy. Ticay, Malolos, Bulacan Lot Area: 5,154 sqm Remarks: Near First Bulacan Ind'I. Park, Tabang Toll Plaza,

NLEX. About 20 meters from MacArthur Highway. Frontage of 63.20 m along Philstar Ave.



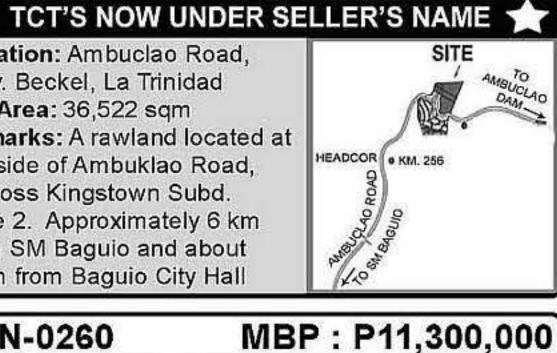
Brgy. Laguna, Mayapa, Laguna Lot Area: 23,444 sqm Remarks: Located along SE side Mayapa Baranagay Road. Near Globe Sales Office, Shell Gasoline Station, Melborne Ind'I. Park, Mount View Ind'l. Park, West TruckMotor Sales.



RESIDENTIAL PROPERTIES

SPN-003 MBP: 8,200,000 LA TRINIDAD, BENGUET RAWLAND

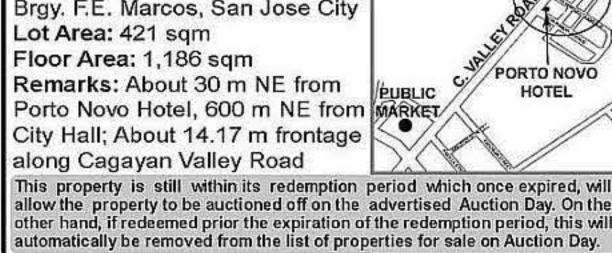
Location: Ambuclao Road, Brgy. Beckel, La Trinidad Lot Area: 36,522 sqm Remarks: A rawland located at NE side of Ambuklao Road, accross Kingstown Subd. Gate 2. Approximately 6 km from SM Baguio and about 7 km from Baguio City Hall



SITE

SBN-0260 **NUEVA ECIJA** LOT W/ IMPV'T.

Location: Lot 1, 1596 Cagayan Valley Rd. & Doña Mariquita Ave. Brgy. F.E. Marcos, San Jose City Lot Area: 421 sqm Floor Area: 1,186 sqm Remarks: About 30 m NE from Porto Novo Hotel, 600 m NE from MARKET

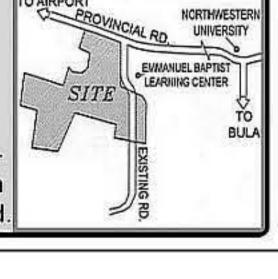


other hand, if redeemed prior the expiration of the redemption period, this will automatically be removed from the list of properties for sale on Auction Day. SCR-00150 MBP: P22,000,000

ILOCOS NORTE VARIOUS LOTS TCT'S NOW UNDER SELLER'S NAME Location: Southrock project,

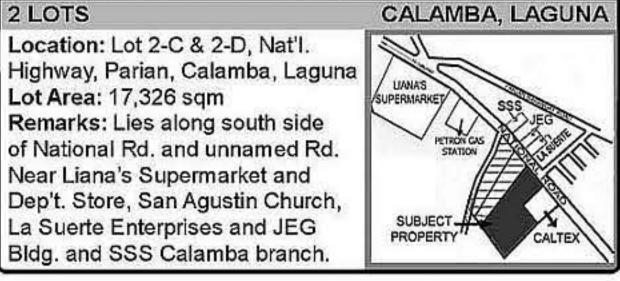
Laoag City, Ilocos Norte Lot Area: 46,895 sqm Remarks: Across Emmanuel Baptist Learning Center, approximately 950 m from Northwestern University and Suba Airport Road.

Brgy. 48-A, Cabungaan,



change without prior notice. The Seller reserves the right to pull-out any property anytime. Change in prices are subject to the sole discretion of the Seller.

Remarks: Lies along south side of National Rd. and unnamed Rd. Near Liana's Supermarket and Dep't. Store, San Agustin Church, La Suerte Enterprises and JEG Bldg, and SSS Calamba branch.



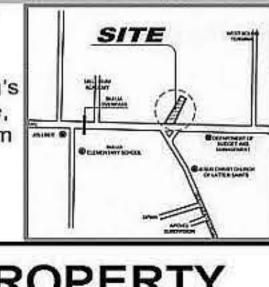
MBP: P52,250,000

MINDANAO

COMMERCIAL PROPERTIES

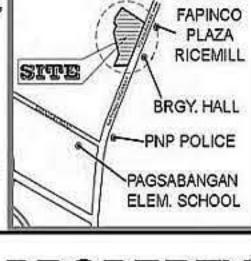
SB-539 MBP: P14,400,000

LOT ONLY CAGAYAN DE ORO CITY Location: Nat'l. Highway, Brgy. Bulua, Cagayan De Oro City Lot Area: 3,600 sqm Remarks: Current site of Udang's Restaurant near Macro, Jollibee, Bulua Over Pass and about 3 km NW from Gaisano Mall or city proper. Frontage of 38.86 m along Nat'l, road.



MIXED-USE PROPERTY SU-408 MBP: P7,942,000

LOT W/ IMPV'T. Location: L959-G-1 Nat'l. Hi-way, Pagsabangan, Tagum City Lot Area: 24,022 sqm Floor Area: 923 sqm Remarks: Opposite the Fapinco Plaza Rice Mill and Brgy. Hall. About 200 m NE from Pagsaba-



TAGUM CITY

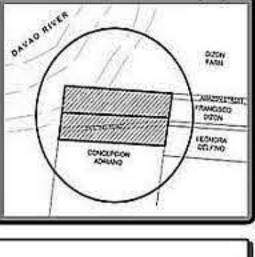
ngan Elem. School. With 235.59 m wide frontage along Nat'l. Rd.

AGRICULTURAL PROPERTY SU-181 MBP: P16,250,000 2 LOTS

TCT'S NOW UNDER SELLER'S NAME

Location: Riverview Bacaca-19B Brgy. Poblacion, Davao City Lot Area: 74,632 sqm Remarks: Backs onto Davao river. Near Riverview Vill., Dizon

Farm, Santos Cmpd., Jose Ventoza Subd., Don F. Dizon Elem. School, Phoenix Gas



DAVAO CITY

Manila Office: Davao Office: **JAIMIE** - 651-7225 / 577-6844 / 0917-8534157

- 651-7229 / 577-6833 / 0917-8532257 - 651-7217 / 577-6842 / 0917-8534162 - 651-7226 / 577-6848 / 0917-8595212 RONALD - 651-7235 / 577-6847 / 0917-8562267

CECILLE - 082-221-8661 / 0917-8592261 BHAM

physical and legal condition of the property. Vicinity maps, lot and floor areas are approximates only. Property details (including the lot plans and pictures), prices, and terms are subject to

- 082-225-3643 / 0926-6452177 JAVY - 02-697-8519 / 0917-9581366

Website: www.stargroupph.com

DISCLAIMER: Titles of properties are either under Seller's name or under various stages of consolidation in the Seller's name. Interested parties are therefore advised to check the title, the

MAIN OFFICE: Unit 1502, 15/F, Accralaw Tower, 30th St. cor. 2nd Ave., Bonifacio Global City, Taguig City +63 (2) 651-7200 * DAVAO OFFICE: Unit 57, 5/F Landco Corporate Centre, J. P. Laurel Ave., Bajada, Davao City +63 (82) 225-3643

JOVEY

DULCE

HAZEL