

# Real Deals

Vol. 1, October - December 2009

## Looking for a condo unit, a townhouse or a house & lot?

Find real deals on great properties here!

**3BR residential condo unit w/ parking slot**  
(Code: PSG00677-01)  
Unit 1201 Parc Chateau  
Onyx corner Sapphire Streets  
Ortigas Center Pasig City,  
FA 207.88 sqm, P6,240,000.00

**3-storey commercial townhouse**  
(Code: QZN00746-03)  
19 Araneta Ave., Quezon City  
LA 70.20 sqm., FA 171.70 sqm.  
P5,151,000.00

**3 BR, 2-storey house & lot w/ family hall**  
(Code: VLN00820-00)  
19-21 Jasmin St. cor. Camia St.  
Happy Site Subd., Valenzuela  
LA 353 sqm., FA 320 sqm.  
P4,000,000.00

**Plus!** Get real deals on commercial and industrial properties and second-hand vehicles!

**Industrial lot with improvements**  
(Code: NGR00361-01)  
Lots 1478-A-2-A,C,D,G,F Barangay Mandalagan, Bacolod City, Negros Occidental, LA 10,728 sqm. FA 522 sqm., 5 lots with bamboo factory, administration bldg. & power house, P5,000,000.00



**Platinun 2005 Ford Focus 1.8L (Gas)**  
Mileage: 37,878 kms.  
Plate No.: ZBZ-115  
Selling Price: P 485,000

Prices are subject to change without prior notice. Misprints may occur.

# Great deal in 20-0-8!

**Buy these properties at 20% downpayment,  
0% interest, 80% balance payable in 8 years!  
Special discount awaits cash buyers.**

**285 sqm. vacant lot in Malabon for only P430K**  
Lot 47 Blk. 9 B. Del Rosario St.,  
Merville Subd.  
Bo. Dampalit, Malabon  
(TCT No. M-22334)

**156 sqm. vacant lot in Pasig for only P2.652M**  
Lots 1,2, & 3, Justice Ramon  
Jabson St., (formerly A. Luna St.)  
cor. Right of Way  
Brgy. Bambang, Pasig City  
(TCT Nos. PT-118939, PT-118940,  
& PT-118941)

**3 BR house and lot w/ garage in Meycauayan for only P4.5M**  
Lot 12 Blk. 11 Rosal St.  
Doña Mercedes Village, Daungan,  
Bo. Malhacan, Meycauayan, Bulacan  
LA: 347 sqm., FA 340.20 sqm.  
(TCT No. T-372148(M))

**228 sqm. vacant lot for only P342K**  
Lot 9 Blk. 8 Mapalad Subd.  
Bo. Tugatog, Meycauayan, Bulacan  
(TCT No. 372142 (M))

**H&L for only P3.049M**  
No. 159 R. Chico St.,  
Brgy. Concepcion, Baliuag, Bulacan  
LA: 1,029 sqm., FA 274.28 sqm.  
(TCT No. T-70904)

**4 BR, 4 T&B house & lot w/  
terrace in Tayabas for only P2.3M**  
Lot 6289-C & lot 13, Brgy.  
Poblacion, Luis Palad St., Tayabas  
Quezon, LA 277 sqm., FA 261 sqm.  
(TCT Nos. T-374934 & T-374935)

**4 BR, 3 T&B house & lot in  
Tayabas for only P1.9M**  
Lot 4597-A-4-C-3-A Brgy. Wakas  
Tayabas, Quezon, LA 200 sqm.  
FA 318 sqm. (TCT No. T-374953)

**629 sqm. vacant lot in Antipolo for only P630K**  
Lot 8 Blk. 2 Ponderosa Heights  
Bo. San Pablo, Antipolo, Rizal  
(TCT No. 194839)

**500 sqm vacant lot in Cavite for only P2.3M**  
Lot 61 Blk. 1 Las Quintas Subd.  
Puerto Azul, Ternate, Cavite  
(TCT No. 882681)

**3 BR house & lot w/ garage in Cavite for only P4.488M**  
No. 27 Km. 56, Naic-Indang Road  
Brgy. Palangue, Naic, Cavite  
LA 11,968 sqm., FA 107.83 sqm.  
(T-879152)

**392 sqm. lot in Legazpi City for only P980K**  
Lot 8 Blk. 5 Guevarra & Marquez  
Sts., Cabangan Legazpi City  
(TCT No. 48089)

**475 sqm. lot in Legazpi City for only P1.2M**  
Lot 10 Blk. 5 Guevarra & Marquez  
Sts., Cabangan Legazpi City(TCT  
No. 48090)

**633 sqm. lot in Legazpi City for only P2.75M**  
Lots 5 & 7 Blk. 5 Guevarra &  
Marquez Sts., Cabangan Legazpi City  
(TCT Nos. 48091 & 48092)

**4 BR, 2 T&B house & lot in CDO for only P3.462M**  
20<sup>th</sup> St., Nazareth, Cagayan de Oro City  
LA 819 sqm., FA 271 sqm.  
(TCT No. 129514)

**House & lot in Butuan for only P914K**  
Port Poyohon, New Asia, Bading,  
Butuan City  
LA 408 sqm., FA 200 sqm.

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A HOME**



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**LAS PIÑAS**

**Residential vacant lot**

(Code: LSP00421-02)  
 Lot 5 Blk 20 Dr. J.P. Laurel St.  
 B.F. Homes Almanza Las Piñas  
 LA 759.00 sqm., P5,085,000.00

**Residential lot with 1-storey house**

(Code: LSP00973-01)  
 Lot 19 Blk 33, No. 26 Seoul St.  
 Phase 4, Kirishima Executive Village  
 Brgy. BF International  
 BF Homes Subdivision, Las Piñas  
 LA 280.00 sqm., FA 180.00 sqm.  
 P3,440,000.00

**MAKATI CITY**



**Commercial condominium units at Elizabeth Place Condominium**  
 332 Sen. Gil Puyat Ave.  
 Salcedo Village, Makati City

(Code: MKT00561-03)  
 Unit B - G/F FA 80.32 sqm.  
 P8,835,200.00

(Code: MKT00561-04)  
 Unit C - G/F  
 FA 92.29 sqm. P10,151,900.00

(Code: MKT00561-05)  
 Unit D - G/F  
 FA 117.42 sqm. P12,916,200.00

(Code: MKT00561-06)  
 Unit E - G/F  
 FA 71.32 sqm. P7,845,200.00

(Code: MKT00561-06)  
 Unit F - G/F  
 FA 75.71 sqm. P8,328,100.00

**Residential condominium unit w/one parking slot**

Unit 905, with assigned parking slot  
 #26 Basement 1, Le Grand  
 Condominium, No. 132 Valero St.,  
 Salcedo Village, Makati City  
 FA: 135 sqm (unit)  
 12.5 sqm (parking slot)  
 P6,637,500.00

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**Residential condominium units (3 units) with walk-in closet in master's BR, A/V BR w/ T&B, maids room & terrace**

(Code: MKT00422-01)  
 Penthouse - Cacho Gonzales  
 Condominium, corner Aguirre  
 Transiera and Jimenez Sts. Legaspi  
 Village, Makati City  
 FA 699 sqm., P25,000,000.00

**MANILA**

**3BR penthouse condo unit**

(Code: ML.00561-52)  
 Unit 26PA, Imperial Sky Garden  
 T. Pinpin cor. Ongpin Sts., Binondo  
 Manila, FA 244.97 sqm.,  
 P14,698,200.00

**HOT PROPERTY! Commercial condo unit at Corporate Center w/ 2 parking slots (Code: MKT00859-00)**






**PROPERTY PROFILE**

**Property Type:** Commercial Condominium Unit w/ two Parking Slots

**Location :** Unit 1401, 14<sup>th</sup> Floor, Corporate Center, Valero St., Salcedo Village Makati City  
Basement 2 Parking Slots 16 & 17

**Floor Area :** 134.50 sqm and 12 sqm per parking slot

**Selling Price :** P 9,070,000.00

\* for possession

**MALABON**

**Industrial lot with warehouse and office structure**

(Code: MLB00760-00)  
 574 M.H. del Pilar St. Santolan  
 Malabon, LA 1,865 sqm.,  
 FA 1,287.36 sqm., P20,000,000.00

**3BR penthouse condo unit**

(Code: ML.00561-54)  
 Unit 26PC, Imperial Sky Garden,  
 T. Pinpin cor. Ongpin Sts., Binondo,  
 Manila, FA 244.67 sqm.,  
 14,680,200.00

**2BR penthouse condo unit**

(Code: ML.00561-55)  
 Unit 26PD, Imperial Sky Garden,  
 T. Pinpin cor. Ongpin Sts., Binondo,  
 Manila, FA 207.37 sqm,  
 P12,442,200.00

**MANDALUYONG CITY**

**3-storey commercial townhouse**

(Code: MND00772-00)  
 Units 11 & 12 BSA Townhomes  
 Shaw Blvd., Mandaluyong City  
 LA 203.42 sqm., FA 396 sqm.,  
 P11,670,000.00

For inquiries, please call the  
**China Bank Acquired Assets Division**  
 at: 885-5725 / 885-5739 / 885-5318  
 / 885-5723 / 885-5706  
 or fax 840-1991, or email  
 aad-marketing@chinabank.ph

**MANILA**

**Commercial condominium unit at Imperial Sky Garden**  
T. Pinpin cor. Ongpin Sts., Binondo, Manila



(Code: ML.00561-36)  
Unit 1H, FA 49.25 sqm.  
P4,925,000.00

(Code: ML.00561-37)  
Unit 1I, FA 45.68 sqm.  
P4,568,000.00

(Code: ML.00561-38)  
Unit 1J, FA 52.97 sqm.  
P5,297,000.00

(Code: ML.00561-45)  
Unit 2H, FA 28.40 sqm.  
P1,704,000.00

**Commercial vacant lot**  
(Code: ML.00121-03)  
3289 Rizal Avenue Extension  
Tondo, Manila  
LA 1,359.40 sqm.,  
P29,205,000.00

**MUNTINLUPA CITY**

**3BR house & lot w/ swimming pool**  
(Code: MNT00436-01)  
No. 1 Ormoc St., Alabang Hills Subd., Muntinlupa City  
LA 1,684 sqm., FA 627.60 sqm.  
P16,988,000.00  
*(with title discrepancy)*

**Residential vacant lot**  
(Code: MNT00167-01)  
Lot 57 St. Lourdes St., San Jose Village Muntinlupa City  
LA 528 sqm.  
P4,224,000.00

**PARAÑAQUE**

**3 BR, 4 T&B house & lot w/ attic and storage rooms**  
(Code: PRN00948-01)  
No. 3 Brookside St. Levitown Subdivision, Parañaque  
LA 956 sqm., FA 629 sqm.  
P10,000,000.00

**3 BR, 3 T&B, 3-storey house & lot w/ conference room and roofdeck**  
(Code: PRN00602-02)  
12 Mt. Olive St. cor. Alley Multinational Village, Parañaque City  
LA 365 sqm., FA411.89 sqm.  
P8,017,300.00

**2-storey residential townhouse**  
No. 29 Road lot 3, Bayview Garden Homes 2, Roxas Blvd. cor. Librada St., Baclaran, Parañaque City  
LA 100 sqm, FA 160 sqm.  
P5,500,000.00

**PASIG CITY**

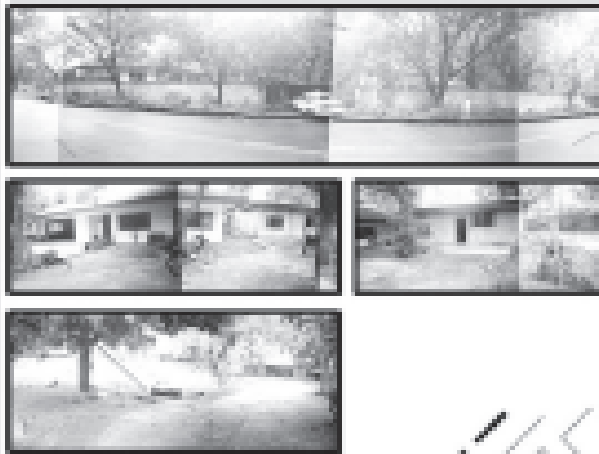
**3BR residential condo unit w/ parking slot**  
(Code: PSG00677-01)  
Unit 1201 Parc Chateau, Onyx corner Sapphire Streets Ortigas Center Pasig City, FA 207.88 sqm  
P6,240,000.00

**5BR condo unit w/ 2 parking slots**  
(Code: PSG00677-05)  
Unit 304, Park Chateau, Onyx corner Sapphire Streets, Ortigas Center Pasig City, FA 261.04 sqm.  
P7,835,000.00

**QUEZON CITY**

**4-storey commercial townhouse**  
(Code: QZN00746-02)  
15 Araneta Ave., Quezon City  
LA 70.20 sqm., FA 238 sqm., w/ T&B on the 1<sup>st</sup> to 3<sup>rd</sup> Floor  
P7,140,000.00

**HOT PROPERTY! 3 BR House & lot w/ bodega in Ayala Alabang Village (Code: MNT00714-01)**



PROPERTY PROFILE	
Property Type	: Single-Storey Residential Structure, Single-Storey/Bodega & Single-Storey-Commercial
Location	: 6521 Ayala Extn, Ayala Alabang Village, Muntinlupa City
Lot Area	: 6,585.00 sq. m.
Floor Area	: 312.75 sq. m.
Street Frontage	: 17.34 Meter meters
Depth	: 182.43 Meter meters
Indicative Price	: P 100,000,000.00 (only)

**LOCATION MAP**

LOOK FOR:  
 Map - 885-5796  
 Jeep - 885-5725  
 Bus - 885-5728  
 Taxi - 885-5710

*The indicated price is the minimum bid price of the Bank. Prices are subject to change without prior notice. Misprints may occur.*

**3-storey commercial townhouse**

(Code: QZN00746-03)  
 19 Araneta Ave., Quezon City  
 LA 70.20 sqm., FA 171.70 sqm.  
 P5,151,000.00

**Residential vacant lot**

(Code: QZN00245-01)  
 Lot 23 Blk.1 Castrillo St., Corinthian Gardens Subd.  
 Ugong Norte/Murphy Quezon City  
 LA 1,725 sqm., P51,750,000.00

**2- storey medical plant building**

(Code: QZN00893-00)  
 118 Tandang Sora Ave. Bo. Banlat, Tandang Sora, Quezon City  
 LA 922 sqm., FA 1,023.50 sqm.,  
 w/ office room and storage area  
 P20,000,000.00

**3 BR upper penthouse condo unit w/ parking slot**

(Code:QZN00635-15)  
 Atherton Place, Tomas Morato cor. Roces Ave., QC  
 FA 204.10 sqm., P6,000,000.00

**Commercial condominium unit w/ parking slot**

(Code: QZN00635-16)  
 Atherton Place, Tomas Morato cor. Roces Ave., QC  
 FA 189.34sqm., P9,185,000.00

**VALENZUELA**

**3 BR, 2-storey house & lot w/ family hall**

(Code: VLN00820-00)  
 19-21 Jasmin St. cor. Camia St. Happy Site Subd., Valenzuela  
 LA 353 sqm., FA 320 sqm.  
 P4,000,000.00

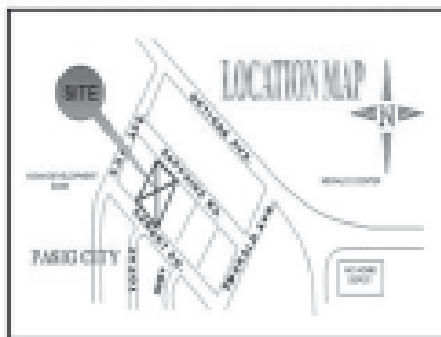
**2-storey office/residential structure**

(Code: VLN00547-01)  
 Nos. 184-186 Maysan Rd., Valenzuela  
 LA 3,433 sqm., FA 1,092.50 sqm.  
 P17,407,000.00

**HOT PROPERTY! 2,500 sqm. commercial vacant lot in Ortigas Center (Code: PSG00167-00)**



LOCATION MAP



PROPERTY PROFILE

Property Type: vacant lot  
 Location : Lot 2-B, Blk. 4 Garnet & Sapphire Roads, Ortigas Center, Pasig  
 Lot Area : 2,500 sqm.  
 Street Frontage : 41.32 meters  
 Depth : 60.50 meters  
 Indicative Price: P 250,000,000.00

**HOT PROPERTY! 7,583 sqm. Comm'l vacant lot in Las Piñas**





PROPERTY PROFILE

Property Type: Commercial Vacant Lot  
 Location: Nos. 315 to 317 Alabang Zapote Road, Pamplona, Las Piñas City  
 Lot Area: 7,583 sqm  
 Frontage: 40.00 m.  
 Depth: 212.51 m.  
 Indicative Price: P113,745,000.00

For inquiries, please call the China Bank Acquired Assets Division at:  
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 or fax 840-1991, or email aad-marketing@chinabank.ph


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**HOT PROPERTY!**  
**Commercial building in Mother Ignacia, QC**

**LOCATION MAP**



**PROPERTY PROFILE**

Property Type: Commercial lot with improvements  
 Location: No. 62 Sgt. Esguerra St. cor. Mo. Ignacia Ave. Diliman, Q.C.  
 Lot Area: 1,487.50 sqm  
 Floor Area: 304.00 sqm (Impv't. 1), 5,030.30 sqm (Impv't. 2)  
 Frontage: 45.00 m. along Sgt. Esguerra , 32.07 m. along Mo. Ignacia Ave.  
 Indicative Price: P130,000,000.00

**▶ PROPERTIES WITH SPECIAL CONCERNS - Metro Mla.**

*Special Concerns could either be any of the following:* 1) For Possession; 2) Annulment of Sale with Prayer for TRO; 3) with Bank's complaint for deficiency; 4) Title discrepancy; 5) Annulment of Foreclosure Sale & Damages; 6) Lis Pendens; 7) No right of way; 8) Squatter Infested

For more information, please call Mr. Carlo Madrid at 885-5144 / 885-5736

**▶ Residential Vacant Lot in Makati City**

Lot 8 Blk. 6 Unno. Tolentino St. Pinagkaisahan, Makati City  
 Lot Area: 198 sqm

**▶ Office condo units w/ 2 parking slots in Makati City**

Unit 2 OC, ODC International Plaza Condo., 219 Salcedo St. Legapi Village, Makati City  
 Lot Area: 177.86 sqm  
 P10,000,000.00

**▶ Office Unit in Quezon City**

No. 12 Apolinario Cruz St., Brgy. San Antonio, San Francisco del Monte, QC  
 Lot Area: 379 sqm  
 Floor Area: No Valuation

**▶ Townhouse Unit in Quezon City**

No. 124 Xavierville Avenue, Loyola Heights, Quezon City  
 Lot Area: 138 sqm  
 Floor Area: 311 sqm

**▶ House and Lot in Quezon City**

No. 27 St. Paul corner St. Peter Sts. Horseshoe Village, Cubao, QC  
 LA: 507 sqm, FA: 382.52 sqm

**▶ House and Lot in Quezon City**

No. 25 St. Paul Street, Horseshoe Village, Cubao, Quezon City  
 Lot Area: 450 sqm  
 Floor Area: 322 sqm

**▶ House and Lots in Parañaque City**

Lots 7,9,11 Blk. 4, Mt. Olives St., Multinational Village, Parañaque City  
 Lot Area: 450 sqm per lot  
 Floor Area: 58.14 sqm/ 172.50 sqm/ 158.14 sqm



**▶ House and Lots in Parañaque City**

Lots 1 & 2 Blk. 87 No. 20 A.W. Wilson cor. No. 81 Periquet Sts., Phase 5 BF Executive Village, BF Homes, Parañaque City  
 Lot Area: 861 sqm  
 Floor Area: 514.95

**▶ Residential Vacant Lots in Parañaque City**

Garden City Subd., Fortunata Village San Dionisio, Parañaque City  
 Total Lot area: 3,052 sqm

**▶ Several Vacant Lots in Parañaque City**

Garden City Subdivision, Fortunata Village, San Dionisio, Parañaque City  
 Lot Area: 435 sqm/ 376 sqm/ 376 sqm/ 366 sqm/ 356 sqm/ 351 sqm/ 346/ sqm/ 446 sqm

**▶ Condominium Unit in Las Piñas City**

Unit 402, 317 Gallery Building, Alabang Zapote Road, Las Piñas City  
 Floor Area: 179.56 sqm

**▶ House and Lot in Las Piñas City**

No. 29 Zodiac St., Versaville Subd., ALmanza, Las Piñas City  
 Lot Area: 180 sqm  
 Floor Area: 460.80 sqm

**▶ House and Lot in Caloocan City**

Lot 4 Block 8, Road lot 34 Congress Village, Bo. Bagumbong Caloocan City  
 Lot Area: 300 sqm  
 Floor Area: 360 sqm

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▶ **PROPERTIES WITH SPECIAL CONCERNS - Provincial**

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For more information, please call Mr. Carlo Madrid at (02)885-5144

▶ **House and Lot in Cabuyao, Laguna**

Interior Km. 44, Bo. Nilugan, Cabuyao, Laguna  
 Lot Area: 12,317 sqm  
 Floor Area: 704.12 sqm/ 154.71 sqm/ 180 sqm

▶ **House and lot in Laguna**

Lot 11 Blk. 5 Diamond cor. Amethyst Sts., St. Francis IV, Halang, Biñan, Laguna  
 Lot Area: 254 sqm  
 Floor Area: 106.09 sqm



▶ **House and Lot in Calamba City**

No. 284 Pasic Ave., Spring Homes Bucal, Calamba City, Laguna  
 Lot Area: 165 sqm  
 Floor Area: 240 sqm

▶ **Commercial Lot with Structure in Laguna**

164 Paciano Rizal Avenue, Mayapa, Calamba City, Laguna  
 Lot Area: 2,144 sqm  
 Floor Area: No Valuation

▶ **Industrial lot in Rizal**

Lot 4G Hunter ROTC Avenue., Sto Niño, Cainta, Rizal  
 Lot Area: 7,428 sqm

▶ **House and Lot in Rizal**

No. 54 Vista Verde Executive Village, Cainta, Rizal, Lot Area: 271 sqm  
 Floor Area: 250 sqm

▶ **Residential Vacant Lot in Batangas City**

Lot 8 Blk. 4 Unnamed Road, Phase III, Maya Maya Hills Subd., Brgy. Balatique, Nasugbu, Batangas City  
 Lot Area: 421 sqm

▶ **Residential Vacant Lot in Batangas City**

Lot 6 Blk. 11 Maya Maya Drive cor. Unnamed Road, Phase I, Maya Maya Hills Subd., Brgy. Balatique, Nasugbu, Batangas City  
 Lot Area: 421 sqm

▶ **House and Lot in Batangas City**

Unnamed Road, De Joya Capitol Village, Brgy. Sambat Ilaya, Batangas City  
 Lot Area: 241 sqm  
 Floor Area: 83 sqm



▶ **House and Lot in Bacolod City**

Lot 10 Blk. 21, Charito Heights Subd., Brgy. Granada, Bacolod City  
 Lot Area: 150 sqm  
 Floor Area: 245.10



Real Deals on good condition second hand vehicles

Currently parked at China Bank head office parking area  
 Paseo de Roxas cor. Villar St., Makati City

**Red 2005 Kia Sedona Carnival LS**

2.5 A/T (Gas)  
 Mileage: 41,443 kms  
 Plate No.: XTJ-957  
 Selling Price: P 490,000

**Sandal Wood 2005 Chevrolet Optra (Gas)**

Mileage: 45,541 kms.  
 Plate No.: RCN-534  
 Selling Price: P340,000

**Red 2004 Mitsubishi Lancer GLS (Gas)**

Plate No.: AER-401  
 Selling Price: P370,000

**Black 2006 Nissan Sentra 1.6 GSX**

A/T (Gas)  
 Mileage: 50,842 kms.  
 Plate No.: ZFE-925  
 Selling Price: P440,000



**Platinum 2005 Ford Focus 1.8L**

(Gas)  
 Mileage: 37,878 kms.  
 Plate No.: ZBZ-115  
 Selling Price: P460,000



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**Silver 2007 Chevrolet Optra 1.6 ss A/T (Gas)**  
 Mileage: 29,454 kms.  
 Plate No.: ZKV-657  
 Selling Price: P455,000

**Black 2008 Nissan X-Trail (Gas)**  
 Mileage: 6,504 kms.  
 Plate No.: ZNM-236  
 Selling Price: P 925,000

**Black sapphire 2005 BMW 730Li A/T (Gas)**  
 Mileage: 39,547 kms.  
 Plate No.: ZBR-714  
 Selling Price: P3,500,000



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 885-5723 / 885-5706

**Red 2005 Mitsubishi Lancer A/T (Gas)**  
 Mileage: 44,165 kms.  
 Plate No.: VCU-611  
 Selling Price: P400,000

**Blue 2004 Subaru Forester (Gas)**  
 Mileage: 146,156 kms.  
 Plate No.: XMC-575  
 Selling Price: P580,000

**White 2008 Mitsubishi L300 Cab (Diesel)**  
 Mileage: 34,000 kms.  
 Plate No.: ZRF-717  
 Selling Price: P510,000

**Freedom White 2005 Toyota Innova J M/T**  
 Mileage: 110,912 kms.  
 Plate No.: ZBR-296  
 Selling Price: P500,000

**Car Light 2006 Chevrolet Optra**  
 Mileage: 13,252 kms.  
 Plate No.: ZJJ-522  
 Selling Price: P360,000

**Silver 2006 Mitsubishi Lancer GLX M/T**  
 Mileage: 70,575 kms.  
 Plate No.: VDM-854  
 Selling Price: P400,000

**Blue 2004 Opel Astra Wagon (Gas)**  
 Mileage: 60,777 kms.  
 Plate No.: GTK-188  
 Selling Price: P 250,000

**Black 2007 Chrysler Town and Country Touring A/T**  
 Mileage: 1,998 kms  
 Plate No.: ZMV-790  
 Selling Price: P1,172,500

**Gold 2006 Ford Escape 4x4 A/T**  
 Mileage: 49,725 kms.  
 Plate No.: ZEW-676  
 Selling Price: P700,000

**Green 2003 Honda CRV 4x2 A/T**  
 Mileage: 69,347 kms.  
 Plate No.: XGV-326  
 Selling Price: P506,000

**Maroon 2001 Ford E-150 Chateau A/T**  
 Mileage: 86,181 kms.  
 Plate No.: XBX-498  
 Selling Price: P550,000

**Silver 2007 Mitsubishi Adventure GLS (Diesel)**  
 Mileage: 59,289 kms.  
 Plate No.: VDV-895  
 Selling Price: P590,000

Currently parked at Elizabeth Place Condo (Podiums 3 & 4)  
 332 Sen. Gil Puyat Ave. Salcedo Village, Makati City

Real Deals on properties in the provinces

REGION 1 - NORTHERN LUZON

**ILOCOS NORTE**

**5BR, 7 T&B 2-storey house & lot w/ bar & theater room**  
 (Code: LCS00928-01)  
 Lots 5590-A-2 & 5590-A-3 Gov. Soriano St. (Laoag - Suba Road) Bo. Balatong Laoag, Ilocos Norte  
 LA 1,547 sqm., FA 929.35 sqm.  
 P11,052,000.00

**PANGASINAN**

**Ice plant w/ various machineries and equipment**  
 (Code: PNG00495-02)  
 San Fabian Ice Plant, 186 P. Bautista, Pangasinan, LA 1,871 sqm., FA 1,265.30 sqm., equipment included (compressor, water pump, transformer, etc.), P14,040,000.00

REGION 2 - CAGAYAN VALLEY

**CAGAYAN**

**Commercial lots w/ improvements**  
 (Code: CGY00707-01)  
 Lots 2 & 3 Block 3, Bagay Road, Tuguegarao, Cagayan  
 w/ semi-concrete structure (no valuation), Lot Area: 1763 sqm  
 P8,110,000.00

**4 BR house & lot w/ library**

(Code: CGY00667-01)  
 1-B Panacal Village, Caggay, Tuguegarao, Cagayan, LA 529 sqm.  
 FA 345.56 sqm., P1,124,300.00

REGION 3 - CENTRAL LUZON

**BULACAN**

3-storey commercial structure  
 (Code: BLC00279-01)  
 Km. 17, MacArthur Highway Bangkal Meycauayan, Bulacan  
 LS 413 sqm., FA 371.56 sqm.  
 P10,000,000.00

**Industrial vacant lot**

(Code: BLC00170-01)  
 Lots 2032-A-3 to A-8 Tagaytay-Batia, Road, Barrio Batia, Bocaue, Bulacan  
 LA 6,039.00 sqm., P7,000,000.00

**2-storey factory/warehouse w/ loft (w/ offices & quarters, 2 T&B)**

(Code: BLC00585-02)  
 Lots 6 & 7 Blk 2 Rd Lot 4 Boomtown Industrial Park, Brgy. Tambobong, Bocaue Bulacan, LA 2,957 sqm., FA 3,366.85 sqm., P22,856,000.00

The indicated price is the minimum bid price of the Bank.  
 Prices are subject to change without prior notice. Misprints may occur.



**Industrial lot w/ warehouse**

(Code: BLC00087-01)  
455 Parang St. Bo. Catmon,  
Sta. Maria, Bulacan, LA 18,487 sqm.  
FA 6,854.59 sqm., P35,100,000.00

**3 BR, 2 T&B 2-storey house & lot w/ garage**

(Code: BLC00469-00)  
224 Pinecone St. Pineville Subd.,  
Bo.Lawa, Meycauayan, Bulacan  
LA 429 sqm., FA 297.16 sqm.  
P1,421,000.00

**2 residential vacant lots**

(Code: BLC00194-01)  
730 Buencamino St.(formerly Patria)  
Brgy. San Jose, San Miguel, Bulacan  
LA 1,656 sqm., P2,318,400.00

**NUEVA ECIJA****Residential vacant lots**

(Code: NVC00840)  
Lot 343-D-9 Don Inocencio Subd.,  
Brgy. Bantug Norte, Cabanatuan City  
LA 290 sqm., P305,000.00

**Industrial lot w/ warehouse**

(Code: NVC00841-01)  
Lot 598 Bonifacio St., Brgy. San  
Gregorio, Sta. Rosa, Nueva Ecija  
LA 1,223 sqm., FA 856.30 sqm.  
P2,264,786.83

**PAMPANGA****Commercial vacant lot**

(Code: PMP00376-03)  
V. Tiomico San Fernando, Pampanga  
LA 1,199 sqm., P23,980,000.00

**Residential lot w/ improvements**

(Code: PMP00512-01)  
Lot 1154-A San Jose, San Simon,  
Pampanga, LA 14,746 sqm.,  
w/ bungalow type structure and  
poultry building, P10,322,200.00

**Commercial lots with improvements in Pampanga**

(Code: PMP00511-02)  
Lots 1633-C & 5 Villa Antonio  
Resort, Km. 89 gapan, Olongapo Rd.  
Bo. Sta. Cruz, Lubao, Pampanga  
w/ loft used as full gospel church  
and ground floor used as classroom  
(no valuation), Lot Area: 14,900 sqm  
P11,000,000.00

**REGION 4 - SOUTHERN TAGALOG****BATANGAS****Residential vacant lot**

(Code: BTN00245-00)  
Lots 13 & 14 Block 2, Bridle cor.

Horsewhip & Hippodrome Sts.  
Rancho Vista Subd., Sto. Tomas  
Batangas, LA 1,656 sqm.  
P4,471,000.00

**Residential Vacant Lots**

St. Paul Subd., Brgy. Namungka,  
Rosario, Batangas

(Code: BTN00182-53)  
Lot 28 Blk 1, LA 412 sqm,P289,000.00

(Code: BTN00182-57)  
Lot 24 Blk 1, LA 310 sqm,P217,000.00

(Code: BTN00182-58)  
Lot 23 Blk 1, LA 336 sqm,P236,000.00

(Code: BTN00182-63)  
Lot 22 Blk 1, LA 245 sqm,P172,000.00

**Industrial lot with improvements**

(Code: BTN00245-01)  
Lot 3 San Miguel Orchard Corporation  
Maharlika Highway, San Miguel Santo  
Tomas, Batangas, LA 33,410 sqm.  
FA 79.25 sqm., P50,474,300.00

**CAVITE****Residential vacant lot**

(Code: CVT00910-00)  
Lot 13 Block 37 Doral St., The Manila  
Southwoods Golf & Country Club,  
Phase II, Brgy. Cabilang, Baybay  
Carmona, Cavite, LA 1,010 sqm.  
P5,050,000.00

**Residential vacant lot**

(Code: CVT00910-02)  
Lot 23 Block 13 Southwoods Ave.,  
The Manila Southwoods Golf &  
Country Club, Phase III  
Brgy. Cabilang, Baybay, Carmona  
Cavite, LA 942 sqm. P5,181,000.00

**Residential vacant lot**

(Code: CVT00417-02)  
Lot 11 Blk. 9 Mangga Ave.  
Greenfields Heights, Bo. Bukal  
Dasmariñas, Cavite, LA 720 sqm.  
P1,800,000.00

**Residential vacant lots (3 lots)**

(Code: CVT00401-01)  
Lots 1, 2 & 20-B, Tagaytay Estate  
Tagaytay, Cavite, LA 12,922 sqm.  
P5,233,200.00

**Industrial vacant lot**

(Code: CVT00760-00)  
Lot 10 Unnamed Road, Anabu Hills  
industrial Estate, Bo. Anabu 1, Imus,  
Cavite, LA 1,233 sqm.  
P4,935,000.00

**LAGUNA****Commercial vacant lot**

(Code: LGN00254-01)  
46 Rizal Avenue, San Pablo, Laguna  
LA 176 sqm., P7,000,000.00

**Residential vacant lot**

(Code: LGN00701-01)  
Lot 5863-F Brgy. San Francisco  
San Pablo City, LA 1,231 sqm.  
P2,831,300.00

**Industrial vacant lot**

(Code: LGN00245-01)  
Lot 4-B National Highway, Km. 55  
Brgy. Makiling, Calamba, Laguna  
LA 4,794 sqm., P16,000,000.00

**RIZAL****2-storey commercial condominium unit w/ office room & T&B**

(Code: RZL00654-05)  
Unit 3 Town & Country Commercial  
Arcade, Marcos Highway, Cainta  
Rizal, FA 181.55 sqm., P3,450,000.00

**Industrial lot w/ warehouse**

(Code: RZL00775-00)  
Lots A-1, B & 1861 San Antonio St.  
Bo.Quisao, Pililia, Rizal  
LA 36,481 sqm., P15,000,000.00

**Residential vacant lot**

(Code: RZL00165-01)  
Lot 17 Blk. 18 Mayon St., Town &  
Country Village, Brgy. Inarawan  
Antipolo,Rizal, LA 626 sqm.  
P2,003,200.00

**Residential vacant lots (2 parcels of land, fenced)**

(Code: RZL00412-01)  
Lots 1 & 2, Blk 3 La Paz cor. Gracia Sts.  
Phase II, Montevideo Subd. Tatala,  
Binangonan, Rizal  
LA 821 sqm., P1,763,000.00

**Residential vacant lot**

(Code: RZL00412-02)  
Lot 2 Blk. 5 Montevideo/La Paz St.,  
Montevideo Subd.,Tatala, Binangonan  
Rizal, LA 245 sqm., P490,000.00

**Residential vacant lot**

(Code: RZL00412-03)  
Lot 3, Blk. 5 Montevideo/La Paz St.,  
Montevideo Subd. Tatala, Binangonan  
Rizal, LA 245 sqm., P490,000.00

**Residential vacant lot**

(Code: RZL00135-01)  
Lot 39 Block 26 Golden Road St. & Road  
12, Valley Golf & Country Club Subd.,  
Bo. Mayamot, Antipolo, Rizal  
LA 2,665 sqm., P9,327,500.00

The indicated price is the minimum bid price of the Bank.  
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## REGION 5 - BICOL

## ALBAY

**3 contiguous lots with commercial buildings**

(Code: LBY00496-02)  
Lots 576-A&B and 577-A RUE Bldg. Rizal St., Cabangan Legazpi City  
LA 1,210 sqm., FA 1,409 qm.  
P24,097,919.00

**Single storey warehouse and 2-storey commercial & residential building**

(Code: LBY00794-01)  
Lot 1638 & 1639 Belarmino St. Brgy. Pigcale, Legazpi City, Albay  
LA 1,132 sqm., FA 493 sqm.  
w/ offices, 2 BR, display areas & Garage, P3,900,000.00

**2 BR house & lot w/ garage, office & warehouse**

(Code: LBY00698-01)  
Lot 1-W Pag-asa Rawis Legazpi City  
LA 302 sqm., FA 160 sqm.  
P1,280,000.00

**3 BR house & lot w/ guestroom, garage and terrace**

(Code: LBY00918-01)  
Lots 9, 10 & 19 Road Lot 6261 Anson Subd., Cabangan Camalig, Albay  
LA 720 sqm., FA 405.15 sqm.  
P2,082,000.00

**4 BR, 2 T&B bungalow house & lot w/ terrace and garage**

(Code: LBY00794-00)  
Lots 11 & 12 Blk 6 Molave St. Homesite Subd., Bo. Rawis Legazpi City, Albay, LA 1,521 sqm.  
FA 117 sqm., P3,000,000.00

## REGION 6 - WESTERN VISAYAS

## CAPIZ

**Residential vacant lot**

(Code: CPZ00749-01)  
Lot 1788-B Graceville Subd. Brgy. Tiza, Roxas City, Capiz  
LA 4,842 sqm., P4,092,000.00

**Residential/Commercial vacant lot**

(Code: CPZ00333-00)  
Lot 246-F-3-D, Malic St., Poblacion Ilawod, Pontevedra, Capiz  
LA 4,000 sqm., P1,350,000.00

## NEGROS OCCIDENTAL

**Industrial lot with improvements**

(Code: NGR00361-01)  
Lots 1478-A-2-A,C,D,G,F Barangay Mandalagan, Bacolod City, Negros Occidental, LA 10,728 sqm.  
FA 522 sqm., 5 lots with bamboo factory, administration bldg. & power house, P5,000,000.00

**2-storey townhouse**

(Code: NGR00362-20)  
Lot 27 Blk. 14, Cluster C, Regeant Pearl Villa Angela Subd., Bacolod City Negros Occidental  
LA 72 sqm., FA 59.60 sqm.  
P286,104.00

## REGION 7 - CENTRAL VISAYAS

## CEBU

**2-storey house & lot**

(Code: CB00334-01)  
1523 Charity St. Belmonte Subd. Pakigne, Minglanilla, Cebu  
LA 1,240 sqm., FA 357 sqm.  
P5,100,000.00

**residential vacant lot**

Lot 5071-E-2-C, Punta Engaño Rd., Punta Engaño, Lapu-lapu City, Cebu  
Lot Area: 1,770 sqm  
Minimum Bid price: P7,080,000.00

**residential vacant lot**

Lot 5071-E-2-A, Punta Engaño Rd., Punta Engaño, Lapu-lapu City, Cebu  
Lot Area: 1,762 sqm  
Minimum Bid price: P7,048,000.00

## REGION 10 - NORTHERN MINDANAO

## AGUSAN DEL NORTE

**900 sqm. residential vacant lots in Butuan Basic Homes**

Km. 3 Butuan Basic Homes, Baan, Butuan City, Agusan del Norte

(Code: GSN00882-03)  
Lot 197-A-2 , P1,350,000.00

(Code: GSN00882-04)  
Lot 197-A-3, P1,350,000.00

(Code: GSN00882-05)  
Lot 197-A-4 , P1,350,000.00

(Code: GSN00882-00)  
Lot 197-A-5, P1,350,000.00

**Resort w/ 2-storey hotel, tea-houses, restaurant, convention hall & a bar**

(Code: GSN00267-01)  
Lots 197-A-6 to 8, Km. 3 Galero Drive

Basic Homes Subd., Baan, Butuan, Agusan del Norte  
LA 3,600 sqm., FA 1,327 sqm.  
P15,000,000.00

## BUKIDNON

**Industrial lot with improvements**

(Code: BKD00209-01)  
Lot 656-F-1-A Zone 4 Batangan Valencia, Bukidnon, LA 23,555.57 sqm.,  
FA 19,208.42 sqm., w/office bldg., sack room, warehouse w/ extension, solar dryer, P30,205,000.00

**Industrial vacant lot**

(Code: BKD00209-02)  
Lot 656-F-1-B-3-A Zone 4 Batangan Valencia, Bukidnon  
LA 9,751 sqm., P5,851,000.00

## MISAMIS ORIENTAL

**Commercial vacant lot**

(Code: MSM00260-01)  
Lot 900-E Sto. Niño, Agora, Lapasan 9000 Cagayan de Oro, Misamis Oriental,  
LA 1,062 sqm. P6,372,000.00

**2 residential vacant lots**

(Code: MSM00299-01)  
Lots 3859-E & 3859-A-1 Sittio Lobol, Carmen, Cagayan de Oro City LA 3,000 sqm., P9,000,000.00

**2 residential vacant lots**

(Code: MSM00479-01)  
Lots 1 & 2 Fr. Masterson's St. Km. 5, Upper Balulang, Cagayan de Oro City, LA 15,630 sqm. P20,319,000.00

**4-stry. residential /commercial building**

(Code: MSM00293-01) Lot 3704-S-1 Sto. Niño I Unnamed Macadam Road, Sto. Niño Lapasan Cagayan de Oro City , LA 577 sqm. FA 564 sqm., P8,100,000.00

## REGION 11 - SOUTHERN MINDANAO

## SOUTH COTABATO

**Residential / commercial vacant lot**

(Code: STH00171-01)  
Lot 1-H-8-L-16 M.L. Quezon Bo. Dadiangas, General Santos City  
LA 5,004 sqm., P25,000,000.00

**Industrial /commercial vacant lots**

(Code: STH00493-01)  
Lots 40-A & 40-B Along National Highway Bo. Makar, General Santos City South Cotabato  
LA 34,468 sqm., P62,042,000.00

The indicated price is the minimum bid price of the Bank.  
Prices are subject to change without prior notice. Misprints may occur.

Date \_\_\_\_\_

**ACQUIRED ASSETS DIVISION  
CHINA BANKING CORPORATION**  
11<sup>th</sup> Flr., Chinabank Building  
8745 Paseo de Roxas cor. Villar St.  
Makati City

**Subject: OFFER TO BUY**

Gentlemen:

I hereby tender my firm offer to purchase your property with the following description, terms and conditions:

TCT / CCT No(s):	Lot area:	sqm.
Location		
Improvements*	Floor area*	sqm.

*Note: This excludes furniture, fixtures, equipment and all movable items which may be found within the premises.  
\* if applicable*

My Offered Price: PESOS: \_\_\_\_\_ (P \_\_\_\_\_ )

**Terms of Payment:**

**FULL PAYMENT IN CASH** within a period of \_\_\_\_ days upon the acceptance of my offer:

**INSTALLMENT:**

1) Downpayment: PESOS \_\_\_\_\_ (P \_\_\_\_\_ )  
or \_\_\_\_\_% to be paid on or before \_\_\_\_\_;

2) Balance: PESOS: \_\_\_\_\_ P \_\_\_\_\_ )  
or \_\_\_\_\_% payable in \_\_\_\_\_ months.

Enclosed herewith is the amount of PESOS \_\_\_\_\_ (P \_\_\_\_\_ )  
in cash / check as my deposit so that this offer may be considered.

I understand that this Offer to Buy is still subject to the approval of the Bank's Management. Should this offer be accepted, my deposit shall form part of the total purchase price; otherwise, the same shall be refunded to me without any interest. In case my offer is accepted but, for whatever reason, I decide to withdraw my offer, then the Bank shall be entitled to forfeit in its favor the full amount of the aforesaid deposit as and by way of damages. I am fully aware that the Capital Gains Tax Deficiency and Business Tax (if any) shall be for my exclusive account.

This offer shall be effective for a period of thirty (30) calendar days only. Any change of broker within the period of offer shall not be binding upon China Banking Corporation.

I trust that you will find my offer acceptable. Thank You.

Yours truly,

By: \_\_\_\_\_  
(Signature over printed name)

Address: \_\_\_\_\_  
Tel. No. \_\_\_\_\_

<p><b>Referred by:</b></p> <p>_____</p> <p>(Signature over printed name)</p> <p>Address: _____</p> <p>Tel. No. _____</p>
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# Real Deals

Get the real estate property you need  
at a price you can afford!  
Brokers are welcome.

## GENERAL REQUIREMENTS

1. Completely filled-up Offer to Buy form duly signed by the buyer and the broker, if any.
2. All Offers to Buy shall be immediately submitted to Acquired Assets Division for record, reference and authentication purposes.
3. In case of faxed offers, the original copy of the Offer to Buy shall be submitted within three (3) banking days after it was faxed; otherwise other offers made subsequently will be given priority.
4. Mode of Payment
  - a. In full - Cash Sales or Other Bank Take-Out
  - b. Installment Basis - minimum of 30% downpayment  
- 70% balance payable for a maximum of five (5) years  
*Interest Rates* : 1-3 years - 11.25% per annum  
4-5 years - 12.25% per annum

## COMMISSION POLICY FOR EXTERNAL BROKERS

Cash/Installment	% of Selling Price
Php 5M and below	5.00%
Above Php 5M up to Php20M	4.00%
Above Php 20M up to Php50M	3.00%
Above Php 50M	2.00%

- Note:
1. Commission shall be subject to prevailing withholding tax deductions.
  2. Commission shall only be processed after the notarization of the Contract to Sell or Deed of Sale.
  3. Said commission policy shall be subject to change without prior notice.

**For inquiries, please call the China Bank Acquired Assets Division at  
885-5725 / 885-5739 / 885-5318 / 885-5723 / 885-5706  
or fax 840-1991, or email [aad-marketing@chinabank.ph](mailto:aad-marketing@chinabank.ph)**