OPEN AUCTION OF PRIME PROPERTIES

JANUARY 28, 2011 | HOTEL INTERCON, MAKATI CITY REGISTRATION STARTS AT 10:00 AM | AUCTION PROPER STARTS AT 11:00 AM

NOW WITH IMPROVED AUCTION GUIDELINES | SELLER TO SETTLE PROPERTY RELATED EXPENSES OWING AS AT AUCTION DATE

# STARPROPERTIES invites all interested parties to bid the following properties on "AS-IS-WHERE-IS" basis: METRO MANILA SUN-015

SB-511 MBP: P14,000,000 RESIDENTIAL LOTS W/ IMPVT. Location: #26 M. Hemandez St. Mabolo, Valenzuela City Lot Area: 4,129 sqm Floor Area: 596 sqm Remarks: Adjacent to San

RESIDENTIAL LOTS W/ IMPVT.

Location: #165 Panghulo Road.

Remarks: Near Nuestra Señora

Seibo College and Kingsborough

SBN-064 to 0145 MBP : P9,000,000

Pangahulo Brgy, High School,

RESIDENTIAL LOTS (86 lots)

Remarks: About 500 m north

from the corners of Municapal

Elementary School. A block of

COMMERCIAL LOTS W/ IMPVT.

Location: V.V. Soliven Avenue III,

Remarks: Present site of Hope

for the World, beside J & F bldg.

and about 100 m east of Sta.

Lucia East Shopping Center.

Location: Riverside Village,

Brgy. Sta. Lucia, Pasig City

100 m southeast from the

comer of Riverside Drive and

Location: No. 269 M. Almeda

from the cor. of M. Concepcion

m NE from Pateros town proper.

Ave. & Elizco road. Some 800

St. & No. 8 M. Flores St., Sto.

Rosario Silangan, Pateros

Remarks: About 150 m SW

MIXED-USE LOT W/ IMPVT.

Location: No. 2 Makadios St.,

Sikatuna Village, Quezon City

Remarks: Adjacent to Marcx-

mantrade Corp., about 200 m

SW of Camp General Tomas

Karingal and about 250 m NE

Location: L32&33 B25 Tarnate

Bagong Silangan, Quezon City

Remarks: About 150 m from

about 650 m from the Church

RESIDENTIAL LOT W/ IMPVT.

Location: L15 B3 Manchester

Industrial Subd., Brgy. Sauyo,

Remarks: 2nd lot from the cor.

Manchester ave. About 450 m

NE from Sauyo High School

Novaliches, Quezon City

of Don Julio Gregorio and

Novaliches, Quezon City

Lot Area: 7,568 sqm

SM City - Fairview.

RESIDENTIAL LOT

Lot Area: 1,075 sqm

Santos LRT Station.

SB-442

Location: No. 3173 Pilar St.,

cor. of Pilar & Hermosa Sts.,

Remarks: About 30 m from the

some 200 m west from the cor.

of Hermosa St. & Abad Santos

Ave. & about 550 m from Abad

Manuguit, Tondo, Manila

SB-456

Lot Area: 1,000 sqm

SCR-00121

MIXED-USE LOTS

Floor Area: 1,486 sqm

Christ the King Church and

of the Anonas & V. Luna Sts.

Lot Area: 602.80 sqm

RESIDENTIAL LOTS

Lot Area: 3,600 sqm

of Jesus Christ of the

Latter-Day Saints.

SBN-020

St. Area B, Sitio Talanay,

Floor Area: 396.50 sqm

Remarks: Adjacent on the rear

view of Ever Gotesco Commer-

cial Complex Coumpound. About

700 m north from San Luis

Road and Marigold St. and about

Brgy. San Luis, Antipolo

Lot Area: 5,324 sqm

86 lots for sale.

SBN-0156

Cainta, Rizal

SU-035

1st street.

SB-473

SCR-010

SB-474

Lot Area: 1,232 sqm

Floor Area: 717 sqm

RESIDENTIAL LOTS

Lot Area: 6,521 sqm

**INDUSTRIAL LOTS** 

Lot Area: 2,397 sqm

Location: Mary Hills Subdivision,

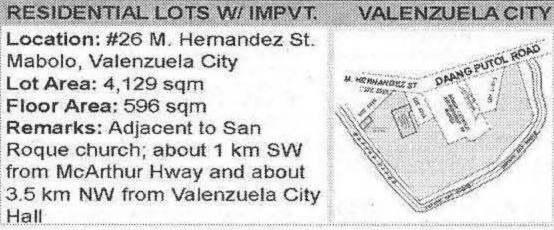
Brgy. Panghulo, Malabon City

Lot Area: 7,546 sqm

Floor Area: 120 sqm

Homes, Panghulo Market,

SU-050



MBP: P15,000,000

MBP: P15,000,000

MBP: P20,000,000

MBP: P16,000,000

MBP: P7,500,000

MBP: P7,000,000

MBP: P12,500,000

MBP: P8,700,000

MBP: P9,000,000

prior notice. The Seller reserves the right to pull-out any property anytime. Changes in prices are subject to the sole discretion of the Seller.

MANILA

QUEZON CITY

QUEZON CITY

SITE

QUEZON CITY

SITE

MALABON CITY

**ANTIPOLO** 

CAINTA, RIZAL

**PASIG CITY** 

ORTIGAS AVERUE

EVER GOTESCO

COMMERCIAL

COMPLEX

SITE

**PATEROS** 

MBP: P10,600,000 RESIDENTIAL LOTS W/ IMPVT. Location: Lot 4529-B-2 8333 Dr. A. Santos Ave., San Antonio, Parañaque City Lot Area: 950 sqm Floor Area: 956.32 sqm Remarks: Near Kraft Foods, Inc. located along the western side

of an Alley Road within LG '

Location: Southrock project,

Remarks: Across Emmanuel

Baptist Learning Center, approxi-

mately 950 m from Northwestern

University and Suba Airport Road.

Foods Compound.

SCR-00150

RESIDENTIAL LOTS

Brgy. 48-A, Cabungaan,

Laoag City, Ilocos Norte

AGRICULTURAL LOTS

Lot Area: 100,000 sqm

Hermosa, Bataan

Location: Within Brgy. Balsik,

Remarks: Property backs onto

Balsik river. About 350 m SE

of the National Road, 500 m

SE of Balsik Bridge and about

800 m from Balsik Elementary

Lot Area: 47,931 sqm

SP-087

School.

SR-008A

SR-008B

PARAÑAQUE CITY SITT

MBP: P25,000,000

MBP: 7,000,000

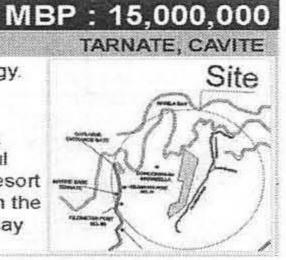
**ILOCOS NORTE** 

BATAAN

SITE

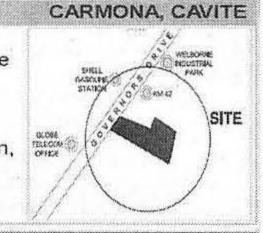
SB-317 AGRICULTURAL LOT Location: Sitio Cayagno, Brgy.

Zapang, Temate, Cavite Lot Area: 313,675 sqm 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 Resort.



### MBP: 20,000,000 SP-019

INDUSTRIAL LOT Location: Along Governor's Drive, Bancal, Carmona, Cavite Lot Area: 3,750 sgm Remarks: Along SE side of Governor's Drive within Brgy. Bancal. Near Shell Gas Station, Wellborn Industrial Park. Globe Telecom office



### SBN-016 MBP: 10,000,000 MIXED-USE LOT

Location: Gen. E. Aguinaldo Highway cor. Kapitan Sayas St., San Vicente II, Silang, Cavite Lot Area: 6,821 sqm Remarks: Comer of Gen. E. Aguinaldo highway and Kapitan Sayas St. and About 250 m from NE of the Riviera Golf and Country Club.

Location: Lot 7257-N Ligaya

Drive, Sungay, Tagaytay City

Remarks: Located on the NW

side of Ligaya Drive across of

Rodecale Petit Paradise and it

is about 300 m SW from Balai

COMMERCIAL LOT W/ IMPV'T.

Remarks: Currently the site of

Star Honda. About 5 m NE from

McDonalds and 15 m NW from

Cathedral De San Sebastian,

Sabang, Lipa City, Batangas

Remarks: Currently the site of W.

Rivera's Furniture. About 150 m

approximately a KM NE from SM

Location: Villa Dionisia Subd.,

Niyugan, Laurel, Batangas

Remarks: Near Golden Hills

Subdivision, Collosians Gardens

& Taal Vista Hotel. Perfect view

Combination of flat and rolling

Remarks: Near Canyon Cave

Resort, Fortune Island Resort,

Terrazas De Punta Fuego, and

Wawa Port. Wide frontage along

Lico River. 100 m south from the

entrance of Canyon Cave Resort.

Location: Evercrest White Cove, WHITE COVERN

south from Lipa City Hall and

Location: 50 CM Recto cor.

Katipunan Sts., Poblacion,

Lipa City, Batangas

Lot Area: 583 sqm

SBN-0248

Lot Area: 759 sqm

Lipa City.

terrain.

SP-105

Floor Area: 1,108 sqm

RESIDENTIAL LOTS

Lot Area: 89,388 sgm

of Taal Volcano-Lake.

MIXED-USE LOTS

Nasugbu, Batangas

SP-023

Lot Area: 93,115 sqm

COMMERCIAL LOT

Lot Area: 9,121 sqm

AGRICULTURAL LOTS

Lot Area: 571,104 sqm

Location: Along NPC road,

Kanlurang Malicboy, Pagbilao,

Remarks: Near Team Energy

Location: Within Matandang

Sabang, Catanauan, Quezon

About 80 m NW of KM post 259

along Nat'l. Highway and 980 m

Remarks: Interior fishpond.

Lot Area: 733,678 sqm

Power Plant and Malicboy

Welman Village.

Quezon Province

Elementary School.

MIXED-USE LOTS

SP-006

SP-053

NW of Petron.

Location: Along Brgy. road,

Tayabas, Quezon Province

Remarks: Located near Leveriza

Heights, St. Peter hardware 2.

Vista Verde, lopez Village and

within Barangay Isabang,

Floor Area: 1,258 sqm

Lot Area: 8,059 sam

SBN-0247

Taal.



MBP: 12,000,000

TAGAYTAY CITY

MBP : TBA

LIPA, BATANGAS

MBP: TBA

LIPA, BATANGAS

LIPA CITY HALL

MBP: 44,500,000

MBP: 35,000,000

WAWN IS

NASUGBU

SITE

MBP: 7,300,000

Catanavan

QUEZON PROVINCE

NASUGBU, BATANGAS

MBP: 9,000,000

LAUREL, BATANGAS

GARDENHILLS SUBD.

TALANCAN

CAMPO

VILLA DIONEIA

## SB-304 RESIDENTIAL LOT

Location: Lot A, Nat'l. Highway, Lot Area: 31,418 sqm Remarks: It is 44.45 meters wide frontage. About 50 m NW of New



### SR-010 MBP: P9,400,000 AGRICULTURAL LOT ZAMBALES

LUZON

Asinan Proper, Subic Zambales Vreed Processing Center, some 250 m NW of The Church of Jesus Christ; 2 KM NW from Subic Mun. Hall.



RESIDENTIAL LOT Location: Sta. Clara Country Estate Subd., Sta. Rita, Guiguinto, Bulacan Lot Area: 24,578 sqm. Remarks: Terrain of te land is generally flat. About 470 m SE from McArthur Highway and approximately 1.7 kmSE from



### COMMERCIAL LOT W/ IMPV'T. NLEX Sta Rita interchange Location: Along Provincial road,

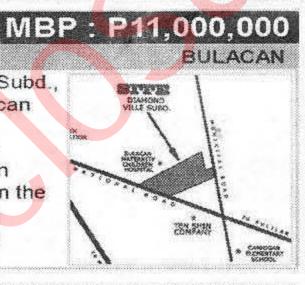
MBP: P15,000,000

RESIDENTIAL LOTS Location: Sta. Clara Country Estate Subd., Sta. Rita, Guiguinto, Bulacan Lot Area: 34,654 sqm Remarks: Terrain of te land is generally flat. About 470 m SE from McArthur Highway and



## approximately 1.7 km SE from NLEX Sta Rita interchange.

SP-045 RESIDENTIAL LOTS Location: Diamond Ville Subd. Caniogan, Calumpit, Bulacan Lot Area: 10,349 sqm Remarks: Adjacent to the Bulacan Maternity Children Hospital, about 100 m from the main entrance of Ten Shin Company and 250 m from

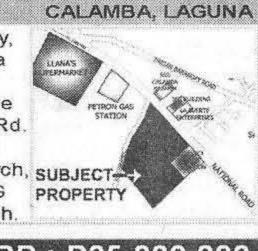


Caniogan Elem. School. SB-339



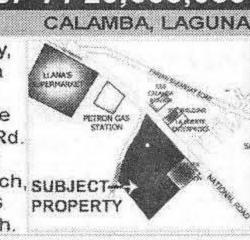
## MBP: P25,000,000 RESIDENTIAL LOT

Location: Lot 2-A, Nat'l. Hi-way, Brgy, Parian, Calamba, Laguna Lot Area: 7,336 sqm Remarks: Lies along south side of National Rd. and unnamed Rd. Near Liana's Supermarket and Dep't. Store, San Agustin Church, SUBJECT La Suerte Enterprises and JEG Bldg, and SSS Calamba branch.

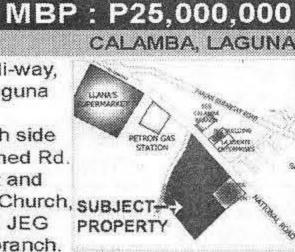


### MBP: P25,000,000 SB-340

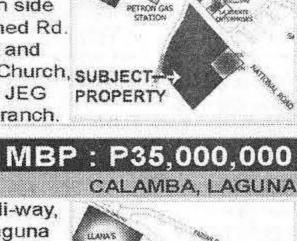
RESIDENTIAL LOT Location: Lot 2-B, Nat'l. Hi-way, Brgy, Parian, Calamba, Laguna Lot Area: 7,336 sqm Remarks: Lies along south side of National Rd. and unnamed Rd. Near Liana's Supermarket and Dep't. Store, San Agustin Church, SUBJECT-La Suerte Enterprises and JEG Bldg, and SSS Calamba branch



MBP: P23,000,000 SB-341 QUEZON CITY RESIDENTIAL LOT TO CUIRING HIGHWAY Location: Lot 2-C, Nat'l. Hi-way, Location: Brgy. Kaligayahan, Brgy, Parian, Calamba, Laguna Lot Area: 7,336 sqm Remarks: Lies along south side Remarks: NE corner of Rivera rd and ROW. About 80 m from of National Rd. and unnamed Rd. Near Liana's Supermarket and Kaligayahan Elementary School, SITE Dep't. Store, San Agustin Church, SUBJECTsome 250 m SW from Quirino Highway & 1.2 KM SW from

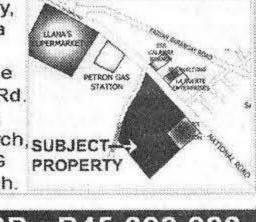


La Suerte Enterprises and JEG Bldg, and SSS Calamba branch SB-342 RESIDENTIAL LOT Location: Lot 2-D, Nat'l. Hi-way, Brgy. Parian, Calamba, Laguna Lot Area: 9,990 sqm Remarks: Lies along south side



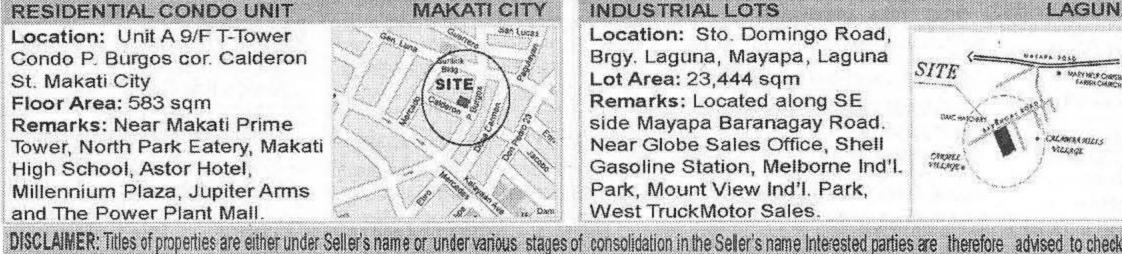
of National Rd. and unnamed Rd. Near Liana's Supermarket and Dep't. Store, San Agustin Church, SUBJECT La Suerte Enterprises and JEG Bldg, and SSS Calamba branch

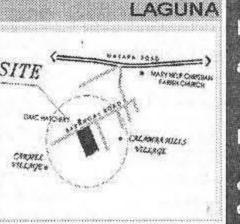




### MBP: P45,000,000 SP-018

RESIDENTIAL CONDO UNIT **MAKATI CITY** Location: Unit A 9/F T-Tower Condo P. Burgos cor. Calderon St. Makati City SITE. 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

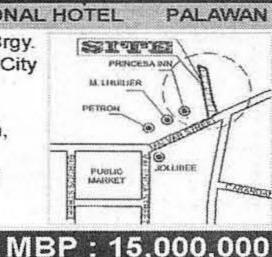




SRN-017

MBP: 6,000,000

5-STOREY NON-OPERATIONAL HOTEL Location: Sierra Apartelle, Brgy. Matahimik, Puerto Princesa City Lot Area: 170 sqm Floor Area: 750 sqm Remarks: Near Princesa Inn. Skylight Hotel, Medical City Clinic, Mercury Drug, Petron

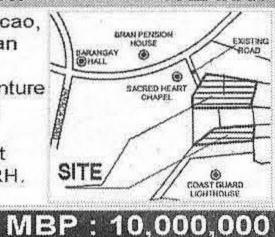


## SRN-018&019

Gasoline Station & Jolibee.

PALAWAN NON-OPERATIONAL RESORT Location: Brgy. Bancao-Bancao, Puerto Princesa City, Palawan Lot Area: 13,430 sqm Remarks: Near Puerto Adventure Beach Resort, Bran Pension House, Villa Zanaida, Deep

**VISAYAS** 



### SRN-020 UNFINISHED HOTEL Location: Rizal Avenue Extn.,

Garden Resort, Sacred Heart

Chapel, Celica Lodge & DZRH.

Brgy. Bancao-Bancao, Puerto Princesa City, Palawan Lot Area: 2,100 sqm Remarks: Near Puerto Princesa City Airport, Badjao Inn, Amelia Pension House, Moana Hotel, Turissimo Garden, and Petron Gasoline Station.



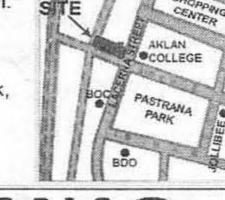
KALIBO, AKLAN

### SB-514 COMMERCIAL VACANT LOTS

and Jollibee.

Location: Cor. Lacema & Arch. M. Reyes Sts., Poblacion, Kalibo, Aklan Lot Area: 5,874 sqm Remarks: Near Pastrana Park, Aklan College, Bank of

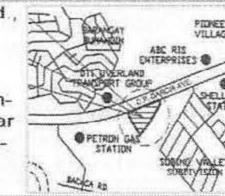
Commerce, Banco De Oro



# MINDANAO

SU-254 MBP: 45,000,000 COMMERCIAL LOT W/ IMPV'T. DAVAO CITY

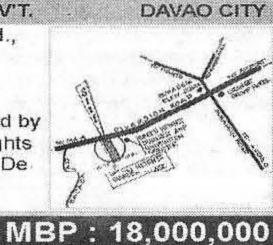
Location: L16 B1 Diversion Rd., Buhangin, Davao City Lot Area: 7,828 sqm Floor Area: 8,356 sqm Remarks: Current site of Greenheights Convention Center. Near Orange Grove Hotel and Greenheights Garden Village



MBP: 28,000,000

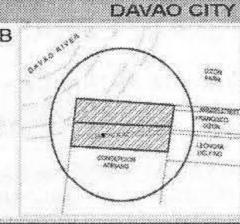
### SU-255 COMMERCIAL LOT W/ IMPV'T.

Location: Blk 6 Diversion Rd., Buhangin, Davao City Lot Area: 8,453 sqm Floor Area: 3,484 sqm Remarks: Presently occupied by DOLE Phils. Near Greenheights Convention Center, Collegio De San Ignacio and Buhangin Arena Complex.



### SU-181 AGRICULTURAL LOTS

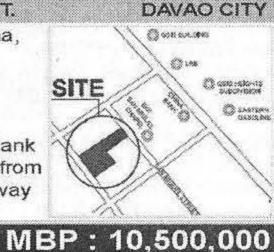
Location: Riverview Bacaca-19B Brgy. Poblacion, Davao City Lot Area: 74,632 sqm Remarks: Backs onto Davao river. Near Riverview Vill., Dizon Farm, Santos Cmpd., Jose Ventoza Subd., Don F. Dizon Elem. School, Phoenix Gas Station.



MBP: 8,000,000

# SB-635

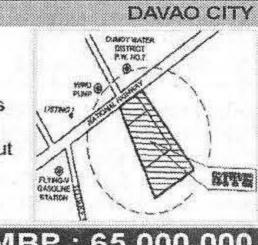
INDUSTRIAL LOT W/ IMPV'T. Location: San Miguel, Matina, Davao City Lot Area: 1,828 sqm Floor Area: 3,674 sqm Remarks: Formerly MINCO. About 100 m SW of China Bank building & about 200 m SW from the corner of McArthur Highway



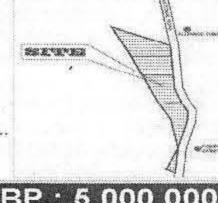
## QUEZON PROVINCE SU-411

and 6th avenue.

RESIDENTIAL LOTS Location: National Highway. Brgy. Bago, Davao City Lot Area: 4,000 sqm Remarks: Adjacent to Filglass Trading. It is about 75 m from

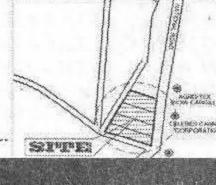


Tambler, General Santos City Lot Area: 211,963 sqm Remarks: Near Phil. Fisheries Development Authority, Celebes Canning, SAFI Shipyard, Banwalan Creek, Near CARGILL



### **SBN-007B** MIXED-USE LOTS

Location: Barrio Sinawal, Brgy. Tambler, General Santos City Lot Area: 40,000 sqm Remarks: Near Phil. Fisheries Development Authority, Celebes Canning, SAFI Shipyard, Banwalan Creek, Near CARGILL.



# 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 Jaunary 28, 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

CATANAUAN

the Selling Entity not later than February 4, 2011. c. Balance of the Winning Bid Price – shall be paid not later than March 28, 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 Jaunary 28, 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 February 4, 2011. c. Downpayment – 75% of the Winning Bid Price shall be paid not later than March 28, 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.

the title, the physical and legal condition of the property. Vicinity maps, lot and floor areas are approximates only. Property details, prices, and terms are subject to change without PROPERTY RELATED EXPENSES: All legitimate property-related expenses (including association dues and real estate taxes) identified and due lowing as of January 28, 2011 shall be settled by the Seller, as specified in the Auction Rules and Guidelines.

### Flying V Gas Station and about 100 m from Apo Golf and Country Club. MBP: 10,000,000 QUEZON PROVINCE SBN-007A MIXED-USE LOTS Location: Barrio Sinawal, Brgy.

