

Den Auction Of Prime Properties

FEBRUARY 25, 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:

MANILA

STITE

EMMANUEL BAPTIST

BULA

BATAAN

BALSIK NAT'L

SITE

ZAMBALES

NEW VREED

PROCESSING CENTER

BULACAN

BULACAN

BULACAN

STA. CLARA

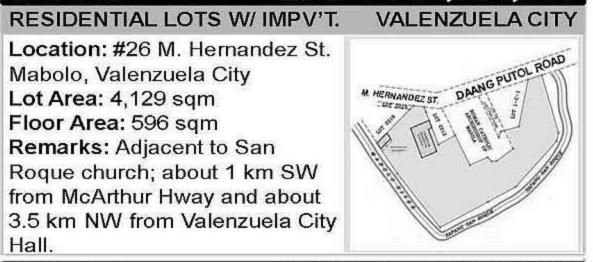
ESTATE SUBD.

MT. EVEREST

CHURCH OF

METRO MANILA

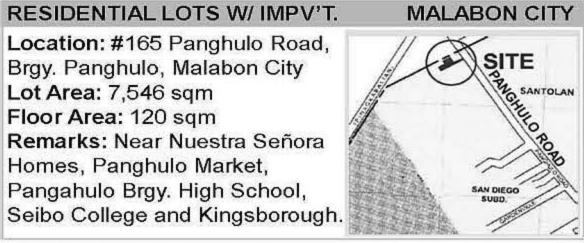
SB-511 MBP: P13,000,000 RESIDENTIAL LOTS W/ IMPV'T. Location: #26 M. Hernandez St. Mabolo, Valenzuela City Lot Area: 4,129 sqm Floor Area: 596 sqm Remarks: Adjacent to San Roque church; about 1 km SW from McArthur Hway and about



SU-050 MBP: P14,250,000

RESIDENTIAL LOTS W/ IMPV'T. Location: #165 Panghulo Road, Brgy. Panghulo, Malabon City Lot Area: 7,546 sqm Floor Area: 120 sqm Remarks: Near Nuestra Señora Homes, Panghulo Market, Pangahulo Brgy. High School,

Hall.



SBN-064 to 0154 MBP: P8,500,000 **ANTIPOLO RESIDENTIAL LOTS (86 lots)**

Location: Mary Hills Subdivision, Brgy. San Luis, Antipolo Lot Area: 5,324 sqm Remarks: About 500 m north from the corners of Municapal Road and Marigold St. and about 700 m north from San Luis Elementary School. A block of 86 lots for sale.



SBN-0156 COMMERCIAL LOTS W/ IMPV'T. CAINTA, RIZAL

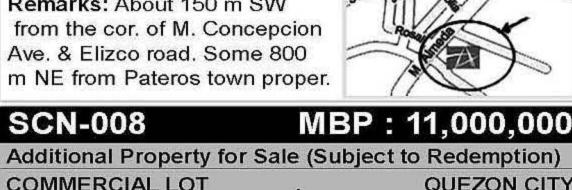
Location: V.V. Soliven Avenue III, Cainta, Rizal Lot Area: 1,232 sqm Floor Area: 717 sqm Remarks: Present site of Hope for the World, beside J & F bldg. and about 100 m east of Sta. Lucia East Shopping Center.



SB-473 MBP: P15,200,000 **INDUSTRIAL LOTS PATEROS**

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 m NE from Pateros town proper.



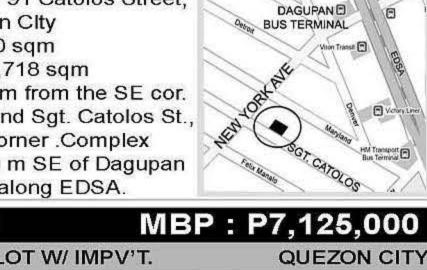
COMMERCIAL LOT QUEZON CITY Location: No. 914 A. Bonifacio CALTEX→ Ave., Balingasa, Balintawak, QC Lot Area: 653 sqm Remarks: Frontage of 13.80 m along A. Bonifacio Ave. and MERCURY average depth of 61.65 m. DRUG Beside Security Bank. It's

from EDSA. This property is still within its redemption period which once expired, will allow the property to be auctioned off on the advertised Auction Day. On the 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.

SB-487 MBP: P16,000,000 RESIDENTIAL LOT W/ IMPV'T.

approximately 600 m SW

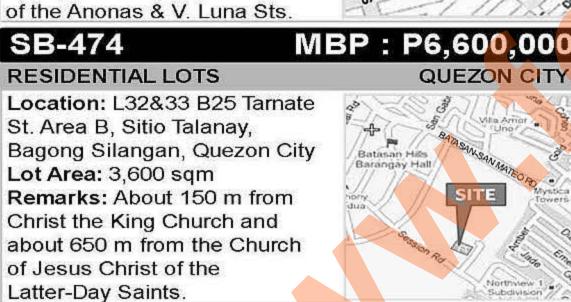
Location: No. 91 Catolos Street, Cubao Quezon Clty Lot Area: 600 sqm Floor Area: 1,718 sqm Remarks: 50 m from the SE cor. of New York and Sgt. Catolos St., 50 m SE of Corner .Complex Bldg. and 300 m SE of Dagupan Bus Terminal along EDSA.



QUEZON CITY

SCR-010 MIXED-USE LOT W/ IMPV'T. Location: No. 2 Makadios St.,

Sikatuna Village, Quezon City Lot Area: 602.80 sqm Floor Area: 396.50 sqm Remarks: Adjacent to Marcxmantrade Corp., about 200 m SW of Camp General Tomas Karingal and about 250 m NE



SBN-020 MBP: P11,875,000 RESIDENTIAL 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.

800 m SW from EDSA within

later than March 4, 2011.

the Monumento.

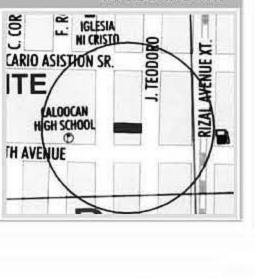


MBP: P21,850,000 **SCR-00121 QUEZON CITY** TO: QUIRINO HIGHWAY

MIXED-USE LOTS Location: Brgy. Kaligayahan, Novaliches, Quezon City 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.

SUN-018 MBP: P17,000,000 COMMERCIAL LOT W/ IMPV'T CALOOCAN Location: A. Del Mundo and J.

IGLESIA Teodoro Sts., Brgy. 062, CARIO ASISTION SR. Gracepark, Caloocan City Lot Area: 1,300 sqm Floor Area: 121.50 sqm Remarks: About 100 m west from Rizal Ave. Ext and some



SITE

SBN-014 MBP: 22,500,000 COMMERCIAL CONDO MANILA BANGBANG PUBLIC MARKET

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.

SB-456 MBP: P8,250,000 RESIDENTIAL LOT Location: No. 3173 Pilar St., Manuguit, Tondo, Manila Lot Area: 1,075 sqm cor. of Pilar & Hermosa Sts., some 200 m west from the cor. of Hermosa St. & Abad Santos Ave. & about 550 m from Abad

Remarks: About 30 m from the Santos LRT Station. SB-442

MBP: P8,550,000 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,

MBP: P10,000,000 SUN-015 RESIDENTIAL LOTS W/ IMPVT. PARANAQUE CITY 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

Millennium Plaza, Jupiter Arms

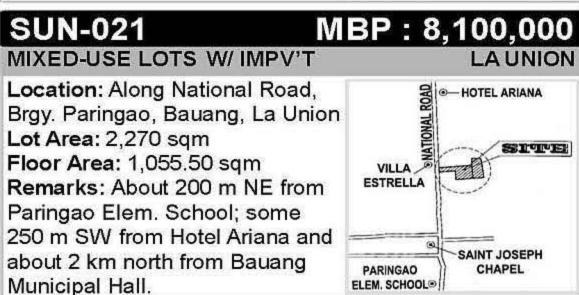
and The Power Plant Mall.

Foods Compound.

LUZON SCR-00150

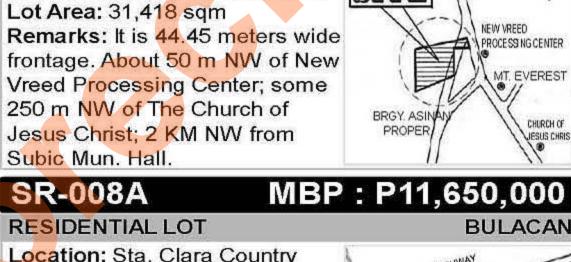
MBP: P23,750,000 RESIDENTIAL LOTS **ILOCOS NORTE**

Location: Southrock project, Brgy. 48-A, Cabungaan, Laoag City, Ilocos Norte Lot Area: 47,931 sqm Remarks: Across Emmanuel Baptist Learning Center, approximately 950 m from Northwestern University and Suba Airport Road.



SP-087 MBP: 6,600,000 **AGRICULTURAL LOTS** Location: Within Brgy. Balsik, Hermosa, Bataan Lot Area: 100,000 sgm 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

SR-010 MBP: P8,900,000 AGRICULTURAL LOT Location: Lot A, Nat'l. Highway, Asinan Proper, Subic Zambales Lot Area: 31,418 sqm Remarks: It is 44.45 meters wide frontage. About 50 m NW of New Vreed Processing Center; some 250 m NW of The Church of



Location: Sta. Clara Country Estate Subd., Sta. Rita, Guiguinto, Bulacan Lot Area: 24,578 sqm Remarks: Terrain of the land is generally flat. About 470 m SE from McArthur Highway and approximately 1.7 km SE from NLEX Sta Rita interchange. **SR-008B** MBP: P14,250,000

RESIDENTIAL LOTS Location: Sta. Clara Country Estate Subd., Sta. Rita, Guiguinto, Bulacan Lot Area: 34,654 sqm Remarks: Terrain of the land is generally flat. About 470 m SE from McArthur Highway and approximately 1.7 km SE from

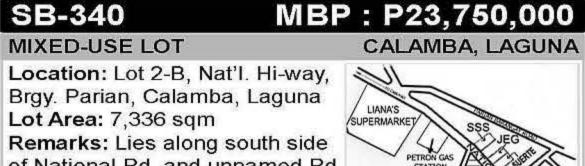
NLEX Sta Rita interchange.

MBP: P10,450,000 **SP-045** RESIDENTIAL LOTS SITE

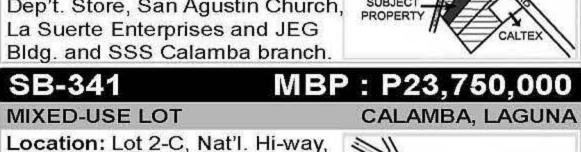
Location: Diamond Ville Subd., Caniogan, Calumpit, Bulacan Lot Area: 10,522 sqm Remarks: Adjacent to the Bulacan Maternity Children Hospital, about 100 m from the main entrance of Ten Shin Company and 250 m from Caniogan Elem. School.

MBP: P95,000,000 **NPL-WAL** LAGUNA INDUSTRIAL LOTS W/ IMPV'T. Location: Km. 47 Prov. Road, Banlic, Cabuyao, Laguna

Lot Area: 95,057 sqm Remarks: Former site of Walden Textiles & Prince Textile Mills Frontage is 153.88 m along Cabuyao Prov. Rd. leading to Sta. Rosa & Calamba proper. The terrain is flat.



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, La Suerte Enterprises and JEG Bldg. and SSS Calamba branch.



LIANA'S

MBP: P42,500,000

HATCHERY

CARMEL

MARNE BASE,

MBP: 19,000,000

CARMONA, CAVITE

WELBORN

PARK

SILANG, CAVITE

TAGAYTAY CITY

TO TALISAY

LIPA. BATANGAS

LZM REST.

site

SAN SEBASTIA

VILLA ISABEL®

DA HILLSIDE

SOUTH STAR

MC DONALDS

LIPA CITY HALL

SM CITY

ALLIED BANK

LAUREL, BATANGAS

NASUGBU, BATANGAS

NASUGBU |

GARDENHILLS

VILLA DIONISIA

PATAY

LIPA, BATANGAS

VIRGINIA

KAPITAN SAYAS ST.

LAGUNA

MARY HELF

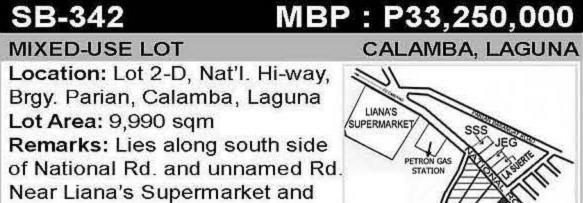
VILLAGE

TERNATE, CAVITE

MANILA BAY

CHURCH

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, La Suerte Enterprises and JEG Bldg. and SSS Calamba branch



Dep't. Store, San Agustin Church,

La Suerte Enterprises and JEG

Bldg. and SSS Calamba branch.

SP-018

INDUSTRIAL LOTS Location: Sto. Domingo Road, 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.

SB-317 MBP: 14,250,000 AGRICULTURAL LOT Location: Sitio Cayagno, Brgy. Zapang, Ternate, 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.

SP-019 INDUSTRIAL LOT Location: Along Governor's Drive, Bancal, Carmona, Cavite Lot Area: 3,750 sqm Remarks: Along SE side of Governor's Drive within Brgy. Bancal. Near Shell Gas Station, Welborn Industrial Park, Globe Telecom office



SB-304 MBP: 11,400,000 RESIDENTIAL LOT Location: Lot 7257-N Ligaya Drive, Sungay, Tagaytay City Lot Area: 8,059 sqm Remarks: Located on the NW side of Ligaya Drive across of Rodecale Petit Paradise and it is about 300 m SW from Balai

Taal. SBN-0247 MBP: 16,900,000 COMMERCIAL LOTS W/ IMPV'T. Location: 50 CM Recto cor. Katipunan Sts., Poblacion, Lipa City, Batangas Lot Area: 582.5 sqm Floor Area: 1,258 sqm

Remarks: Currently the site of Star Honda. About 5 m NE from McDonalds and 15 m NW from Cathedral De San Sebastian. SBN-0248 MBP: 11,780,000

COMMERCIAL LOTS W/ IMPV'T. Location: Along Provincial road, Sabang, Lipa City, Batangas Lot Area: 759 sqm Floor Area: 1,108 sqm Remarks: Currently the site of W. Rivera's Furniture. About 150 m DIVERSION RD. south from Lipa City Hall and approximately a KM NE from SM

Lipa City.

SP-105 MBP: 42,000,000 **RESIDENTIAL LOTS** Location: Villa Dionisia Subd., Niyugan, Laurel, Batangas Lot Area: 89,388 sqm Remarks: Near Golden Hills Subdivision, Collosians Gardens & Taal Vista Hotel. Perfect view of Taal Volcano-Lake. Combination of flat and rolling terrain.

SR-012 MBP: 33,000,000 MIXED-USE LOTS Location: Evercrest White Cove. Nasugbu, Batangas

Lot Area: 93,115 sqm 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. SP-023

MBP: 8,500,000 COMMERCIAL LOT QUEZON PROVINCE Location: Along Brgy. road, ST. PETER . within Barangay Isabang,

Tayabas, Quezon Province Lot Area: 9,121 sqm Remarks: Located near Leveriza Heights, St. Peter hardware 2, Vista Verde, lopez Village and WELMAN Welman Village.



AGRICULTURAL LOTS Location: Along NPC road, Kanlurang Malicboy, Pagbilao, Quezon Province Lot Area: 571,104 sqm Remarks: Near Team Energy Power Plant and Malicboy Elementary School.



MBP: 9,500,000

SP-053 MIXED-USE 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.



VISAYAS

SRN-017 MBP: 5,700,000 5-STOREY NON-OPERATIONAL HOTEL PALAWAN

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 Gasoline Station & Jolibee.

SRN-018&019

SRN-020

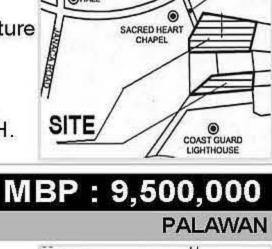
UNFINISHED HOTEL

MBP: 14,000,000

PALAWAN

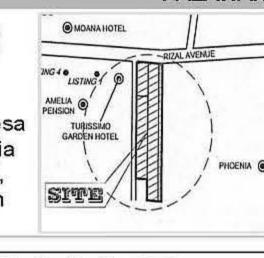
NON-OPERATIONAL RESORT

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 Garden Resort, Sacred Heart Chapel, Celica Lodge & DZRH.



Location: Rizal Avenue Extn.,

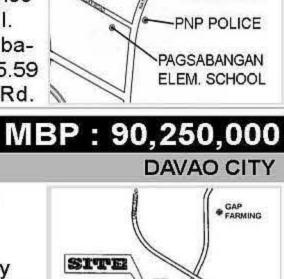
Brgy. Bancao-Bancao, Puerto Princesa City, Palawan Lot Area: 2,100 sqm Remarks: Near Puerto Princesa City Airport, Badjao Inn, Amelia Pension House, Moana Hotel, Turissimo Garden, and Petron Gasoline Station.



MINDANAO

MBP: 8,800,000 SU-408 MIXED-USE LOT W/ IMPV'T. TAGUM CITY Location: L959-G-1 Nat'l. Hi-way, **FAPINCO**

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 Pagsabangan Elem. School. With 235.59 m wide frontage along Nat'l. Rd. N SU-216



PLAZA

RICEMILL

BRGY. HALL

Location: Bo. Matina-Pangi Davao City Lot Area: 477,481 sqm Remarks: Northern portion by Orange Grove Subd., & opposite of the Aliw Broadcasting Corp. accross Diversion Rd. About 200 m SW from the intersection of

Diversion Rd and Langub Rd. MBP: 7,600,000 INDUSTRIAL LOT W/ IMPV'T.

SB-635

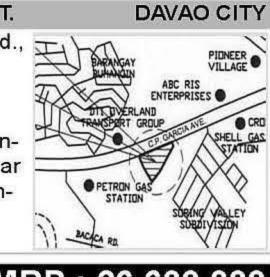
RESIDENTIAL LOTS

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 and 6th avenue.



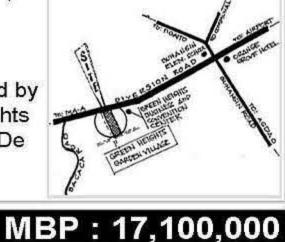
SU-254 COMMERCIAL LOT W/ IMPV'T. Location: L16 B1 Diversion Rd..

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



SU-255 MBP: 26,600,000 COMMERCIAL LOT W/ IMPV'T. **DAVAO CITY**

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.



DAVAO CITY

SU-181 AGRICULTURAL LOTS Location: Riverview Bacaca-19B

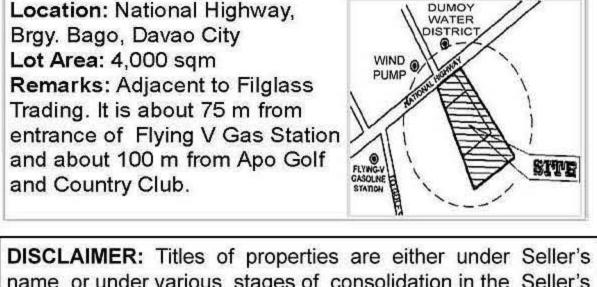
Brgy. Poblacion, Davao City Lot Area: 74,632 sqm Remarks: Backs onto Davao river. Near Riverview Vill., Dizon Farm, Santos Cmpd., Jose Ventoza Subd., Don F. Dizon Elem. School, Phoenix Gas Station. SU-411



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 entrance of Flying V Gas Station and about 100 m from Apo Golf and Country Club.



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

a. Show Money - 10% of the minimum bid price to be surrendered by the auction participant to the Selling Entity on auction day February 25, 2011

PROPERTIES WITH CONSOLIDATED TITLES:

- 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 March 4, 2011. c. Balance of the Winning Bid Price – shall be paid not later than April 25, 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 February 25, 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.

c. Downpayment – 75% of the Winning Bid Price shall be paid not later than April 25, 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 February 25, 2011 shall be settled by the Seller, as specified in the Auction Rules and Guidelines.

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