



Cagayan de Oro Housing Business Center
JR Borja St., Cagayan de Oro City

INVITATION TO SUBMIT OFFER TO PURCHASE

April 19, 2021

The Pag-IBIG Fund hereby invites interested buyers who would like to purchase all of Pag-IBIG Fund's Real and Other Acquired Properties (ROPA) in the following project/s through **BULK SALE**, described below:

NAME OF PROJECT	LOCATION	NO. OF PROPERTIES	GROSS SELLING PRICE
GUILLEN SUBDIVISION	Doongan, ButuanCity	85	Php 20,478,000.00

GENERAL GUIDELINES

- The list of properties may be viewed at www.pagibigfund.gov.ph.
- Interested buyer is encouraged to inspect the properties prior to submission of offer.
- The said properties shall be sold in Bulk (all of the listed properties must be purchased by a single buyer) on an "**AS IS, WHERE IS**" basis. "As is Where is" means that the buyer accepts whatever the physical status of the properties including whether it is occupied or not.
- Interested buyer must meet the following eligibility criteria:
 - Has legal personality to enter into contract;
 - Compliant with nationality and ownership requirements under the Constitution and other applicable laws and issuances;
 - No cancelled sale on purchase of Fund's acquired assets;
 - No terminated Memorandum of Agreement with Project Proponent (MOAPP) with the Fund;
 - No record of misrepresentation in any transaction with Pag-IBIG Fund by the authorized representative or agent of the buyer;
 - No adverse claims against the Fund or any of its trustees, officers, acting in their official capacity; and/or the Fund has no adverse claims against the buyer pending before any judicial and quasi-judicial body or any other tribunal or agency.
 - If buyer is a developer:
 - Has no outstanding breach of warranties with the Fund;
 - Has no pending Cease and Desist Order;
 - Key officers or shareholders must not be among those blacklisted by the Fund from participating in any of its loan programs, or any of the Developer's key officers or shareholders must not be a key officer or shareholder of a Developer that has been blacklisted by the Fund.
- The **OFFERED PRICE** for the pool of properties shall not be lower than the indicative Gross Selling Price.
- Interested buyer shall use the Offer to Purchase – Bulk Sale (HQP-AAF-258) as attached herein indicating their Offered Price and preferred mode of payment (cash or short-term installment) and shall be signed by the buyer or by his/it's duly authorized representative/s.
- The Fund shall grant a forty percent (40%) discount to the winning buyer of the bulk sale
- The Offer to Purchase shall be sealed in mailing envelope.
- The sealed envelope containing the offer shall be dropped in the drop box located at **Pag-IBIG Fund Building – Jose Calo Aquino Avenue, Butuan City, Agusan del Norte.**

10. The interested buyer shall be required to register at the frontline counter prior to dropping of sealed offers. A Registration Stub will be issued as proof of registration.
11. In case the offer will be dropped by a representative, a copy of SPA/Secretary's Certificate signed by the buyer shall be presented upon registration.
12. Acceptance of sealed offers shall be from **8:00 AM to 4:00 PM** starting **April 12, 2021** until **April 16, 2021**. No offers shall be accepted after the said cut-off time and date.
13. The determination of winning offers shall be on opening of offers on April 19, 2021 at the 4th Floor Pag-IBIG Fund Building, JR Borja Street, Cagayan de Oro City.
14. The determination of winning offers shall be monitored by a representative from Commission on Audit (COA). Attendance of the buyer in the venue is only optional.
15. The buyer who has the **HIGHEST OFFERED PRICE** for the pool of properties shall be considered the winner.
16. In case there are identical offers constituting the highest offer on the same set of properties, the tie shall be resolved by toss coin. However, in case there are more than two (2) highest offerors, the tie shall be resolved through draw lots.
17. The result of the bulk sale shall be released and posted in the Pag-IBIG Fund official website at www.pagibigfund.gov.ph within two (2) working days after the scheduled date of determination of winning offers. Buyers are encouraged to check the result on the said website.
18. Any notification sent by Pag-IBIG Fund through email or SMS shall be sufficient compliance to the notification requirement and presumed to be deemed received by the buyer. In this regard, the Buyer shall ensure that the contact number and email address indicated on the Offer to Purchase are active. The buyer shall inform Pag-IBIG Fund immediately on any changes on his/her contact number.
A Notice of Award shall be issued to the winning buyer after evaluation of the offers.
19. The winning buyer shall pay a minimum of 5% downpayment based on the Net Offer Price within five (5) working days from receipt of Notice of Award. The downpayment shall be in CASH or MANAGER'S CHECK issued by any commercial bank and in Philippine Currency, payable to Pag-IBIG Fund.
20. The winning buyer must abide by the terms and conditions of his chosen mode of payment:
 - a. **Cash Payment** – the balance on the net offer price shall be paid not later than thirty (30) calendar days from date of signing of Deed of Conditional Sale (DCS).
 - b. **Short-Term Installment** – the balance on the net offer price shall be paid in equal installments either monthly or quarterly and provided the chosen payment term shall not exceed twelve (12) months or four (4) quarters subject to an interest rate based on the Fund's Full Risk-Based Pricing Framework for Wholesale Loans.

A cash bond equivalent to P5,000.00 for every property covered by bulk sale shall be paid by the buyer upon signing of the Deed of Conditional Sale (DCS). Said cash bond shall be returned to the buyer after full payment of the net selling price.
21. The winning buyer shall take possession of the properties without seeking assistance from the Fund.
22. If the winning buyer fails or refuses to push through with the purchase of the properties, or fails to comply with the terms and conditions of the sale, he/she/it shall lose his/her/its right as the winning buyer and will be blacklisted from availing of programs on disposal of Pag-IBIG Fund acquired assets. Likewise, the Fund shall offer the subject properties to the next highest offeror.
23. Interested parties may visit the **Acquired Asset Unit at Grd Floor, Pag-IBIG Fund Bldg., JR Borja St., Cagayan de Oro City** or contact **Don Dino D. Gonzales, Juliet V. Bala and Sam Elijah T. Velez** at tel. no. 722800/726348/8561860/8561861 Cellular phone nos. 09503530644/09177085026. You may also email your inquiries for further details at cdohbc.lrrd2@pagibigfund.gov.ph

PAG-IBIG FUND RESERVES THE RIGHT TO REJECT ANY OR ALL OFFERS, TO WAIVE ANY FORMALITY THEREIN OR ACCEPT SUCH OFFER AS MAY BE CONSIDERED MOST ADVANTAGEOUS TO THE FUND. THE DECISION OF THE FUND IS FINAL AND BINDING.

(Sgd.) ATTY. MARIE ANTONIETTE D. DIAZ
Chairman, Committee on Disposition of
Acquired Assets

**CAGAYAN DE ORO - HOUSING BUSINESS CENTER
LIST OF ACQUIRED ASSETS AVAILABLE FOR BULK SALE**

NAME OF PROJECT: GUILLEN SUBDIVISION

NO. OF PROPERTIES: 85

MINIMUM GROSS SELLING PRICE: 20,478,000.00

Item No.	PROPERTY NUMBER	LOCATION	TCT/CCT No.	LOT AREA	FLOOR AREA	APPRAISAL DATE	APPRAISED VALUE
1	808319062600005	BLOCK 1 LOT 10 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000947	150.00	0.00	8/13/2020	225,000.00
2	808319062600006	BLOCK 1 LOT 11 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000948	150.00	0.00	8/13/2020	225,000.00
3	883201907260005	BLOCK 1 LOT 12 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	T-31234	150.00	0.00	2/11/2021	225,000.00
4	808319062600007	BLOCK 1 LOT 18 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000949	150.00	0.00	8/13/2020	225,000.00
5	808319062600008	BLOCK 1 LOT 19 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000950	150.00	0.00	8/13/2020	225,000.00
6	808319062600003	BLOCK 1 LOT 2 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000944	150.00	0.00	8/13/2020	225,000.00
7	808319062600009	BLOCK 1 LOT 20 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000951	150.00	0.00	8/13/2020	225,000.00
8	808319062600010	BLOCK 1 LOT 22 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000952	150.00	0.00	8/13/2020	225,000.00
9	808319062600011	BLOCK 1 LOT 24 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000953	150.00	0.00	8/13/2020	225,000.00
10	808319062600012	BLOCK 1 LOT 25 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000954	150.00	0.00	8/13/2020	225,000.00
11	808319062600013	BLOCK 1 LOT 26 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000955	192.00	0.00	8/13/2020	288,000.00
12	808319062600004	BLOCK 1 LOT 3 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000945	150.00	0.00	8/13/2020	225,000.00
13	808319062600002	BLOCK 1 LOT 9 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000946	150.00	0.00	8/13/2020	225,000.00
14	808319062600061	BLOCK 10 LOT 4 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016001003	150.00	0.00	8/13/2020	225,000.00
15	808319062600083	BLOCK 10 LOT 5 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016001025	150.00	0.00	8/13/2020	225,000.00
16	808319062600062	BLOCK 10 LOT 6 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016001004	137.00	0.00	8/13/2020	205,500.00
17	808319062600063	BLOCK 11 LOT 3 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016001005	150.00	0.00	8/13/2020	225,000.00
18	808319062600064	BLOCK 11 LOT 4 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016001006	149.00	0.00	8/13/2020	223,500.00
19	808319062600065	BLOCK 12 LOT 1 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016001007	184.00	0.00	8/13/2020	276,000.00
20	808319062600066	BLOCK 12 LOT 2 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016001008	148.00	0.00	8/13/2020	222,000.00
21	808319062600067	BLOCK 13 LOT 2 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016001009	144.00	0.00	8/13/2020	216,000.00
22	808319062600068	BLOCK 13 LOT 4 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016001010	150.00	0.00	8/13/2020	225,000.00
23	808319062600069	BLOCK 13 LOT 8 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016001011	150.00	0.00	8/13/2020	225,000.00

24	808319062600070	BLOCK 14 LOT 1 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016001012	187.00	0.00	8/13/2020	280,500.00
25	808319062600071	BLOCK 14 LOT 2 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016001013	251.00	0.00	8/13/2020	376,500.00
26	808319062600072	BLOCK 14 LOT 3 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016001014	246.00	0.00	8/13/2020	369,000.00
27	808319062600073	BLOCK 14 LOT 4 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016001015	165.00	0.00	8/13/2020	247,500.00
28	808319062600074	BLOCK 14 LOT 7 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016001016	150.00	0.00	8/13/2020	225,000.00
29	808319062600075	BLOCK 15 LOT 1 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016001017	150.00	0.00	8/13/2020	225,000.00
30	808319062600076	BLOCK 15 LOT 2 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016001018	150.00	0.00	8/13/2020	225,000.00
31	808319062600077	BLOCK 15 LOT 3 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016001019	237.00	0.00	8/13/2020	355,500.00
32	808319062600078	BLOCK 15 LOT 4 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016001020	186.00	0.00	8/13/2020	279,000.00
33	808319062600079	BLOCK 15 LOT 5 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016001021	180.00	0.00	8/13/2020	270,000.00
34	808319062600080	BLOCK 15 LOT 6 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016001022	175.00	0.00	8/13/2020	262,500.00
35	808319062600081	BLOCK 15 LOT 7 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016001023	170.00	0.00	8/13/2020	255,000.00
36	808319062600082	BLOCK 15 LOT 8 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016001024	212.00	0.00	8/13/2020	318,000.00
37	808319062600014	BLOCK 2 LOT 1 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000956	292.00	0.00	8/13/2020	438,000.00
38	808319062600015	BLOCK 2 LOT 3 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000957	150.00	0.00	8/13/2020	225,000.00
39	883201907180005	BLOCK 2 LOT 4 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	T-32110	149.00	0.00	4/5/2019	223,500.00
40	808319062600016	BLOCK 2 LOT 5 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000958	211.00	0.00	8/13/2020	316,500.00
41	808319062600017	BLOCK 2 LOT 6 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000959	150.00	0.00	8/13/2020	225,000.00
42	808319062600018	BLOCK 2 LOT 7 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000960	147.00	0.00	8/13/2020	220,500.00
43	808319062600019	BLOCK 3 LOT 1 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000961	150.00	0.00	8/13/2020	225,000.00
44	808319062600020	BLOCK 3 LOT 2 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000962	150.00	0.00	8/13/2020	225,000.00
45	808319062600021	BLOCK 3 LOT 3 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000963	150.00	0.00	8/13/2020	225,000.00
46	808319062600022	BLOCK 3 LOT 4 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000964	150.00	0.00	8/13/2020	225,000.00
47	808319062600023	BLOCK 3 LOT 5 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000965	150.00	0.00	8/13/2020	225,000.00
48	808319062600024	BLOCK 4 LOT 1 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000966	150.00	0.00	8/13/2020	225,000.00
49	808319062600032	BLOCK 4 LOT 10 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000974	146.00	0.00	8/13/2020	219,000.00
50	808319062600033	BLOCK 4 LOT 11 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000975	151.00	0.00	8/13/2020	226,500.00
51	808319062600025	BLOCK 4 LOT 2 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000967	150.00	0.00	8/13/2020	225,000.00
52	808319062600026	BLOCK 4 LOT 3 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000968	150.00	0.00	8/13/2020	225,000.00
53	808319062600027	BLOCK 4 LOT 4 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000969	150.00	0.00	8/13/2020	225,000.00
54	808319062600028	BLOCK 4 LOT 6 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000970	150.00	0.00	8/13/2020	225,000.00

55	808319062600029	BLOCK 4 LOT 7 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000971	150.00	0.00	8/13/2020	225,000.00
56	808319062600030	BLOCK 4 LOT 8 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000972	150.00	0.00	8/13/2020	225,000.00
57	808319062600031	BLOCK 4 LOT 9 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000973	190.00	0.00	8/13/2020	285,000.00
58	808319062600039	BLOCK 6 LOT 10 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000981	150.00	0.00	8/13/2020	225,000.00
59	808319062600040	BLOCK 6 LOT 11 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000982	150.00	0.00	8/13/2020	225,000.00
60	808319062600041	BLOCK 6 LOT 12 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000983	150.00	0.00	8/13/2020	225,000.00
61	808319062600042	BLOCK 6 LOT 13 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000984	150.00	0.00	8/13/2020	225,000.00
62	808319062600043	BLOCK 6 LOT 14 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000985	150.00	0.00	8/13/2020	225,000.00
63	808319062600084	BLOCK 6 LOT 15 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016001026	165.00	0.00	8/13/2020	247,500.00
64	808319062600044	BLOCK 6 LOT 16 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000986	150.00	0.00	8/13/2020	225,000.00
65	808319062600034	BLOCK 6 LOT 2 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000976	150.00	0.00	8/13/2020	225,000.00
66	808319062600035	BLOCK 6 LOT 3 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000977	150.00	0.00	8/13/2020	225,000.00
67	808319062600036	BLOCK 6 LOT 4 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000978	150.00	0.00	8/13/2020	225,000.00
68	808319062600037	BLOCK 6 LOT 6 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000979	150.00	0.00	8/13/2020	225,000.00
69	808319062600038	BLOCK 6 LOT 8 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000980	150.00	0.00	8/13/2020	225,000.00
70	808319062600045	BLOCK 7 LOT 1 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000987	150.00	0.00	8/13/2020	225,000.00
71	808319062600048	BLOCK 7 LOT 13 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000990	150.00	0.00	8/13/2020	225,000.00
72	808319062600049	BLOCK 7 LOT 14 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000991	150.00	0.00	8/13/2020	225,000.00
73	808319062600050	BLOCK 7 LOT 15 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000992	150.00	0.00	8/13/2020	225,000.00
74	808319062600051	BLOCK 7 LOT 16 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000993	150.00	0.00	8/13/2020	225,000.00
75	808319062600052	BLOCK 7 LOT 17 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000994	195.00	0.00	8/13/2020	292,500.00
76	808319062600053	BLOCK 7 LOT 18 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000995	150.00	0.00	8/13/2020	225,000.00
77	808319062600046	BLOCK 7 LOT 2 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000988	150.00	0.00	8/13/2020	225,000.00
78	808319062600047	BLOCK 7 LOT 8 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000989	150.00	0.00	8/13/2020	225,000.00
79	808319062600057	BLOCK 8 LOT 10 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000999	150.00	0.00	8/13/2020	225,000.00
80	808319062600058	BLOCK 8 LOT 13 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016001000	193.00	0.00	8/13/2020	289,500.00
81	808319062600054	BLOCK 8 LOT 5 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000996	150.00	0.00	8/13/2020	225,000.00
82	808319062600055	BLOCK 8 LOT 6 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000997	150.00	0.00	8/13/2020	225,000.00
83	808319062600056	BLOCK 8 LOT 9 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016000998	150.00	0.00	8/13/2020	225,000.00
84	808319062600059	BLOCK 9 LOT 24 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016001001	150.00	0.00	8/13/2020	225,000.00
85	808319062600060	BLOCK 9 LOT 30 GUILLEN SUBDIVISION DOONGAN, BUTUAN CITY	157- 2016001002	150.00	0.00	8/13/2020	225,000.00