












AFFORDABLE PROPERTIES FOR SALE!!!

(List of properties for auction as of August 30, 2019)

20% DP
10% interest/annum
15yrs Max. to pay

#	PROPERTY TYPE	PROPERTY ADDRESS	LA	FA	Suggested Selling Price
CALUMPIT, BULACAN					
1	Res. H&L (2 storey)	Blk. 11, Lot 3 & 5, Monyeka St. (Road Lot 3) La Residencia PH-3 Subdivision, Brgy. Balite, Calumpit, Bulacan	240sqm	327sqm	Php7,208,000*
<p>Point of interest: South Supermarket (3.6km=7min), Centro Escolare Universtity (3.4km=6min), St. John The Baptist Church Calumpit (1.7km=4min), Colegio De Calumpit (2.2km=5mins),</p> <p>How to get there: From New Malolos City Hall, Head northeast (64m), turn left (270m), turn right onto MacArthur Hwy / Manila N Rd/R9 (4.6km), Turn right (450m), Turn right (300m), Turn left (140m), Turn right (15m)</p> <p>*ongoing writ of possession</p>					
MALOLOS, BULACAN					
2	Res. H&L (w/5-doors apartment type)	No. 468 (Fajardo St. / St. Paul St) St. Paul Subd. Canalate Malolos Bulacan	200sqm	291.15sqm	Php3,906,000
<p>Point of interest: Barasoain Church (1.4km=6min), Robinsons Place Malolos (2.6km=12mins), Malolos Seafood Market (1.3kms=7mins), La Consolacion University (1.5km=7mins), Malolos San Vicente Hospital (1.7km=7mins)</p> <p>How to get there: From Malolos City Hall, Head southwest on Bank of Commerce Rd toward Estrella St (22m), Continue straight (160), Continue onto Jacinto St (600m), Turn left to St Paul St (160M), Destination will be on left.</p>					
BINAN, LAGUNA					
3	3-Storey Res. H&L	Lot 30, Block 33, Road Lot 7, Villagio de Xavier-3, Mondo Bambini, Brgy., Zapote, Biñan, Laguna	80sqm	146.50sqm	Php2,483,000*
<p>Point of interest: Mamplasan Toll booth (1.4km=4mins), Brent International School Manila (1.9km=6mins), New Sinai MDI Hospital (4.3km=9mins), Waltermart Sta. Rosa (4.8km=10min).</p> <p>How to get there: From Mamplasan Toll Both, Head North (100m), Turn right (850m), Turn right (270m), Turn left (76m), Turn right (110m).</p> <p>*ongoing writ of possession</p>					
QUEZON CITY					
4	Vacant lot	Lot 21, Block 534, Interior of Manungal St., Brgy. Tatalon, Quezon City.	841.02	-	Php6,728,000
<p>Point of interest: Puregold Qi Central, G. Araneta Avenue (1.4km=6mins), De Los Santos Medical Center (750m=3mins), Trinity University of Asia (1.2km=5mins), The Santo Domingo Church and Convent (2.0km=7min).</p> <p>How to get there: From La Funeraria Paz, Head south on G. Araneta Ave./C-3 toward Victory Ave. (350m), Turn right at the 1st cross street onto Victory Ave (96m), Turn right at the 1st cross street onto Manungal (140m)</p>					
5	Condominium-Residential unit - w/parking	Unit 3F, 3rd floor, Olympics Heights Tower III, Bagumbayan, Eastwood Libis, Quezon City.	-	77 sqm / 12.50 sqm	Php6,756,000
<p>Point of interest: St. John Paull II Parish (650m=4min), IBM Business Service (400m=2min), Bluewater day Spa (600m=4mins), Saint Pio of Pietrelcina Chapel (900m=6min).</p> <p>How to get there: From Honda Cars Pasig, Turn right onto Eastwood Ave (300m), Eastwood Ave turns right and becomes Orchard Rd (350m)</p>					
CAINTA, RIZAL					
6	Res. H&L (3 storey)	L28-B B3 Ph3 Buenmar Ave., Greenland Executive Village, Cainta Rizal	182sqm	353 sqm	Php5,188,000
<p>Point of Interest: Square Mall (2.1 km=11mins), Taytay Doctors Multispecialty Hospital (1.1km=6mins), Savemore Market Parola-Cainta (1.1km=7mins), Cainta Catholic College (1.2km=8mins).</p> <p>How to get there: From SM City East Head east on Ortigas Ave Ext toward Ortigas Ave/R-5 (1.1km), Turn right onto Bonifacio Ave (1.2km), Turn right onto A. Rodriguez Avenue (160m), Turn left onto Parola St (500m), Turn right onto Buenmar Ave (400m)</p>					
MANDALUYONG CITY					
7	Condominium-Residential unit	858 Fabella St., Brgy. Plainview, Mandaluyong City - 2nd floor - Unit 201	-	72.32sqm	Php3,310,140
8	Condominium-Residential unit	858 Fabella St., Brgy. Plainview, Mandaluyong City - 3rd floor - Unit 301	-	72.32sqm	Php3,310,140
9	Condominium-Residential unit	858 Fabella St., Brgy. Plainview, Mandaluyong City - 4th floor - Unit 401	-	72.32sqm	Php3,310,140

10	Condominium-Residential unit	858 Fabella St., Brgy. Plainview, Mandaluyong City - 6th floor - Penthouse 1	-	72.32sqm	Php3,472,630
11	Condominium-Residential unit	858 Fabella St., Brgy. Plainview, Mandaluyong City - 6th floor - Penthouse 3	-	75.87sqm	Php3,565,890
12	Condominium-Residential unit	858 Fabella St., Brgy. Plainview, Mandaluyong City - 6th floor - Penthouse 5	-	76.53sqm	Php3,596,910
13	Condominium-Residential unit	858 Fabella St., Brgy. Plainview, Mandaluyong City - 6th floor - Penthouse 12	-	75.87sqm	Php3,565,890
<p>Point of Interest: Mandaluyong City Medical Center (800m=4min), Rizal Technological University (1.4km=7min), Near SM Hypermarket (2.3km=15min), Archdiocesan Shrine of the Divine Mercy (850m=4mins) How to get there: From Mandaluyong City Medical Center, Head northwest on Boni Ave toward Sto Rosario (80m), Turn right onto Maysilo Circle (130m), Turn right toward F. Martinez Ave (46m), Continue onto F. Martinez Ave (180m), Turn left onto Dr Jose Fabella Rd (190m).</p>					
14	Condominium-Residential unit	Unit 314 3rd flr., GA Tower 1 Edsa cor. Boni Ave., Mandaluyong City	-	41sqm	Php2,542,000
<p>Point of Interest: Forum Robinsons (1.7km = 6min), Victor R. Potenciano Medical Center (350m = 1min), Rizal Technological University (1.2km = 9min), San Roque Parish (550m = 1m). How to get there: From Victor R. Potenciano Medical Center - Head southwest on Epifanio de los Santos Ave/Pan-Philippine Hwy/AH26/C-4 toward Pinatubo (350m = 1min).</p>					
LAS PIÑAS CITY					
15	Condominium-Residential unit	Unit 203 Madison, 2nd floor, Manhattan bldg, Manor Condominium Complex, Manila Doctors Access rd, Almanza Uno, Las Pinas City	-	37.20sqm	Php1,897,200*
<p>Point of Interest: SM Southmall (600m=3min), Robinsons Las Pinas (2.2km=9min), Puregold Las Pinas (1.2km=6min), Las Pinas City Medical Center (1.8km=8min), Shrine of the Five Wounds of the Lord (1.5km=7min), SLEX Alabang Toll Plaza (5.4km=14min) How to get there: SM Southmall - Head southeast on Alabang-Zapote Rd toward Manila Doctors Village Access Rd, Turn left toward Manila Doctors Village Access Rd, Turn right onto Manila Doctors Village Access Rd, Destination will be on left. *ongoing writ of possession</p>					

*ongoing writ of possession

BID INVITATION RULES AND GUIDELINES

1. This invitation is open to the public.
2. **THE INDICATED PRICES ARE ONLY VALID UNTIL Thursday, September 5, 2019.**
3. Inadvertent and excusable errors in the property condition and description shall not be deemed as misrepresentation on the part of the bank.
4. The vehicles / real estate properties / machinery are offered by Sterling Bank of Asia Inc. (the "Bank") on an "**as is, where is**" basis, thus, prospective buyers are advised to personally inspect them to ascertain their actual condition and status and to likewise verify all pertaining document/s of ownership. Pictures of the vehicles / real estate properties / machinery offered for sale can be requested from the following personnel from the Acquired Assets Department of the Bank: **Ronald (361-7766 or 0917-6291022), Ranee (0917-8613513), Adrian (361-7771 or 0917-8786540) or Joey (361-7766 or 0917-3058373).** They may also be reached through acquired.assets@sterlingbankasia.com.
5. Visits to the location or storage areas and/or requests for inspection of photocopies of ownership documents can be coordinated with the Bank's personnel mentioned in the preceding paragraph.
6. All interested parties may submit their bids in sealed envelopes to: Office of the Group Head, Audit Department, Sterling Bank of Asia, 2nd Flr. Sterling Bank of Asia Corporate Center, Ortigas Ave., Greenhills, San Juan City, Metro Manila. All interested parties may submit their bids by email to: Audit Bids Email Address- audit.bids@sterlingbankasia.com. Bids emailed through employees will not be accepted and will deem the bid invalid.
7. All bids must be submitted in the prescribed bid form and must be accompanied by a deposit in the form of a check payable to Sterling Bank of Asia Inc. amounting to 10% of the bid price or Php 50,000.00, whichever is lower. Please indicate Referrers Name on the Bid Form. The deposit will form part of the purchase price for winning bidders. Cash or check deposits will be returned to losing bidders.
8. The last day of submission of bids shall be on **Thursday, September 5, 2019 3:00 p.m.** The prices quoted for bidding shall be valid only up to the last day of submission.
9. The bids will be opened and evaluated by the Bank's Internal Audit Group Head together with a representative from the Acquired Assets Department on the next banking day following the last day of submission. The vehicles / real estate properties / machinery shall be awarded to the highest bidder. In the event of a tie, the same shall be settled by the drawing of lots.
10. The Bank reserves the right to reject any or all intentions, to waive any formalities and to accept the offer most advantageous to the Bank. The decision of the Bank on this matter shall be final and binding.
11. Winning bidders will be notified by Acquired Assets Department after the results of the bidding are approved by the Bank's management. Notified winners have five (5) working days from receipt of notice to complete the purchase price either in cash or through an approved loan facility from the Bank. Failure to fully settle the bid price within the period provided herein shall revoke the winning bidder's right to purchase the vehicles / real estate properties / machinery and forfeit his/her bid deposit in favor of the Bank.
12. Losing bidding participants will be notified of the results the day following the Bank's approval of the bidding results. Bid deposit checks of losing bidders can be claimed at the Acquired Assets Department of the Bank located between 7th and 8th Ave., Gracepark, Caloocan.
13. Upon full settlement of the winning bid price or purchase price, the Bank will execute a Deed of Sale in favor of the winning bidder and release all pertinent documents within five (5) working days, subject to the documentary requirements of the Bank.
14. All Documentary Tax, Value Added Tax (if any), Transfer Tax, Notarial Fees and expenses for the preparation of the Deed of Sale and relevant documents; expenses/fees for the cancellation of previous ownership, corresponding transfer and renewal of registration (if applicable) in favor of the winning bidder, as well as other taxes and fees as may be imposed by law shall be for the winning bidder's account.
15. For bidding of vehicles, the winning bidder must pull out the vehicles from the Bank's premises within two (2) working days from date of full payment, otherwise, the amount of ONE THOUSAND PESOS (PhP 1,000.00) shall be charged per day as storage fee.

For further inquiries, you may call **Ronald (361-7766 or 0917-6291022), Ranee (0917-8613513), Adrian (361-7771 or 0917-8786540) and Joey (361-7766 or 0917-3058373).** They may also be reached through acquired.assets@sterlingbankasia.com.