



BACOLOD BUSINESS HOUSING CENTER

INVITATION TO SUBMIT OFFER TO PURCHASE

November 21, 2022

The Pag-IBIG Fund Committee on Disposition of Acquired Assets hereby invites interested buyers who would like to purchase Pag-IBIG Fund acquired assets through negotiated sale:

PUBLICATION BATCH NO.	AREA/LOCATION OF PROPERTIES	NO. OF AVAILABLE UNITS	PERIOD OF ACCEPTANCE OF OFFERS
059-079	NEGROS OCCIDENTAL, CAPIZ & ILOILO	77	November 28, 2022 – December 02, 2022

GENERAL GUIDELINES

- The list of the properties for negotiated sale may be viewed at www.pagibigfund.gov.ph.
- Interested buyers are encouraged to inspect their desired property/ies to purchase prior to submission of offer.
- The properties shall be sold on an **“AS IS, WHERE IS”** basis which means that the buyer accepts whatever the physical status of the property/ies including whether it is occupied or not.
- The **OFFERED PRICE** per property **shall not fall below the minimum gross selling price** of the property set by the Fund.

Example: If the minimum gross selling price of the property is P600,000.00, the Offered Price to be indicated in the Offer to Purchase shall be “P600,000.00” or higher.

- Purchase of the said properties may be one of the following modes of sale:

a. **GROUP SALE**

- Available to interested buyers employed under the same employer. Their employer shall meet the following requirements prior to submission of offer:
 - Accredited pursuant to the criteria provided in the prevailing guidelines on the Pag-IBIG Fund Employer Accreditation Program;
 - Have a Collection Servicing Agreement (CSA) or will have CSA with the Fund relative to the deduction and remittance of housing amortization.

NOTE: This mode of sale is also available to members of employees’ associations or cooperatives whose employer has a CSA or willing to execute a CSA with the Fund.

- The interested buyers shall submit their individual offer stating their desired property to purchase, offered price and preferred mode of payment (cash, short-term installment or long term installment) to their group’s authorized representative.
- The group’s representative shall batch the offers and accomplish Offer to Purchase (HQP-AAF-213) with attached List of Interested Employees/Members and Properties to be Purchased under Group Sale (HQP-AAF-214).
- The “aggregate Gross Selling Price” of the properties subject of group’s initial offer for the year should be **at least** Ten Million Pesos (P10,000,000.00).

Example:

Desired Properties	Gross Selling Price*	Offered Price**
Property A	P3,000,000	P3,100,000
Property B	P3,000,000	P3,100,000
Property C	P4,000,000	P4,100,000
Total	P10,000,000	P10,300,000

*Set by Pag-IBIG Fund

**Set by the employee/members of the group

- The Fund shall grant a discount depending on the aggregate gross selling price of the properties as follows:

Gross Selling Price	Discount Rate
P10M to P50M	40%
More than P50M to P100M	42%
More than P100M	45%

- The Offer to Purchase and List shall be sealed in a mailing envelope.

b. BULK SALE

- Available to interested buyers of more than one (1) acquired asset with the aggregate “Gross Selling Price” of at least Ten Million Pesos (P10,000,000.00).

Example:

Desired Properties	Gross Selling Price*	Offered Price**
Property A	P3,000,000	P3,100,000
Property B	P3,000,000	P3,100,000
Property C	P4,000,000	P4,100,000
Total	P10,000,000	P10,300,000

*Set by Pag-IBIG Fund

**Set by the Buyer

- Interested buyers shall accomplish Offer to Purchase (If an individual, HQP-AAF-212; if a juridical entity, HQP-AAF-213) indicating their preferred mode of payment (cash or short-term installment) together with a List of Properties to be Purchased under Bulk Sale (HQP-AAF-215).
- The Fund shall grant a discount depending on the aggregate gross selling price of the properties as follows:

Gross Selling Price	Discount Rate
P10M to P50M	40%
More than P50M to P100M	42%
More than P100M	45%

- The Offer to Purchase and List shall be sealed in a mailing envelope.

c. RETAIL SALE

- Available to any buyers who are interested to purchase Pag-IBIG Fund acquired assets.
- Interested buyers shall submit their offer indicating their preferred mode of payment (cash or short-term installment) using the form Offer to Purchase (If an individual, HQP-AAF-212; if a juridical entity, HQP-AAF-213).
- The Fund shall grant a discount depending on the chosen mode of payment:

Mode of Payment	Discount
Cash	30%
Short-Term Installment	20%
Long-Term Installment	10%

- If the mode of payment is through long term installment, the buyer shall attach a copy of his/her proof of income to the Offer to Purchase.
- The Offer to Purchase shall be sealed in a mailing envelope.

6. The sealed envelope containing the offer shall be dropped in the drop box located at following Pag-big Fund Branches:
(2nd Flr Gaisano City Mall, Araneta Street Bacolod City),, (Plazuela De Iloilo B.S. Aquino Avenue., Mandurriao, Iloilo City),, (2nd Floor GT Plaza Mall, M.H. del Pilar Street Molo, Iloilo City),, (A&T Santos Building, Sacred Heart of Jesus Avenue Pueblo De Panay, Lawa-an Roxas City),, (2nd Floor St. Ignatius Square, Magma Street Kalibo Aklan),,
7. 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.
8. In case the offer will be dropped by a representative, an Authorization Letter signed by the buyer and photocopy of valid ID of the buyer with contact number shall be presented upon registration. The authorization shall only be limited to the dropping of sealed offer.
9. Acceptance of sealed offers shall be from **(8:00am) to (5:00pm)** starting **(Nov. 28, 2022)** until **(Dec. 02, 2022)**. No offers shall be accepted after the said cut-off time and date.
10. The determination of winning offers shall be on **(Dec. 05, 2022, 8:30AM)** at **2nd FLOOR GAISANO CITY MALL, ARANETA STREET, BRGY. SINGCANG BACOLOD CITY NEGROS OCCIDENTAL.**

11. 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.
12. The buyer who has the **HIGHEST OFFERED PRICE** on a specific property shall be considered the winner.
13. In case there are identical offers constituting the highest offer on a specific property, 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.
14. The result of the negotiated sale shall be released and posted in the Pag-IBIG Fund official website at www.pagibigfund.gov.ph on the following week after the scheduled date of determination of winning offers. Buyers are encouraged to check the result on the said website.
15. 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.
16. The winning buyer shall be required to pay a **NON-REFUNDABLE RESERVATION FEE OF ONE THOUSAND PESOS (P1,000.00)** (except for Bulk Sale) within five (5) working days from date of receipt of Notice of Award (NOA). If the mode of payment is through cash or short term installment, a downpayment of at least five percent (5%) of the net selling price shall be paid together with the reservation fee.
17. The winning buyers must abide by the terms and conditions of his chosen mode of payment:
 - a. **Cash Payment** – the balance on the net selling 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 selling price shall be paid in equal monthly installments, provided that the chosen payment term shall not exceed twelve (12) months subject to an interest based on the Full Risk-Based Pricing Framework for three-year fixing period. For Bulk Sale, the applicable interest rate shall be based on the Fund's Full Risk-Based Pricing Framework for Wholesale Loans.
 - c. **Long-Term Installment** – payment shall be in the form of monthly amortization based on the approved term, which may be up to a maximum of thirty (30) years with the following considerations:
 - c.1. Approval and term shall be subject to eligibility requirements stipulated under the Circular 428 Omnibus Guidelines on Sale of Pag-IBIG Fund Real and Other Properties Acquired;
 - c.2. The amount shall be the buyer's offered price;
 - c.3. The buyer shall be required to file his/her Long-Term Installment application and pay the following incidental expenses within thirty (30) calendar days from payment of reservation fee:
 - Processing fee of Two Thousand Pesos (P2,000.00) shall be paid upon submission of complete requirements;
 - Equity, if applicable;
 - One-year advance insurance premiums (sales redemption insurance as well as non-life insurance);
 - c.4. In case the Offered Price, net of downpayment (if any) and additional discount, is still higher than the approved amount for Long Term Installment, the amount in excess shall be treated as equity. It shall be paid by the buyer within thirty (30) calendar days from receipt of Notice of Conditional Approval of Sale (NCAS).
 - c.5. Original Borrowers who wish to participate on the negotiated sale shall not be allowed to avail long term installment as mode of payment. They may only submit offer thru cash or short-term installment basis.
 - c.6. In case the application has been disapproved due to buyer's fault, any downpayment not to exceed 5% of the net selling price and processing fee shall be forfeited in favor of the Fund.
18. The winning buyer shall take possession of the property without seeking assistance from the Fund.
19. 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 shall lose his/her right as the winning buyer and the Fund shall offer the subject property/ies on the next list of properties to be offered for negotiated sale.
20. Interested parties may visit the Acquired Asset Section and contact **Ma. Imelda B. Tadifa, Pauline Angela J. Mabasa & Liza Mae Y. Jaranilla** at tel. no. 707-1535/(Globe)09271446454/(Smart) 09611444254. You may also email your inquiries for further details at bacolodlrmr.d.lrru@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.

ENGR. NOLI D. ARMADA

OFFICER-IN-CHARGE

VICE PRESIDENT- HOME LENDING OPERATIONS VISMIN

CHAIRMAN-COMMITTEE ON DISPOSITION OF ACQUIRED ASSET

(BACOLOD BRANCH)

LIST OF ACQUIRED ASSETS AVAILABLE FOR NEGOTIATED SALE

Publication Batch Number : 59079

ITEM NO.	PROPERTY NUMBER	PROPERTY LOCATION	TYPE	TCT/CCT NO.	LOT AREA	FLOOR AREA	MINIMUM GROSS SELLING PRICE	TCT STATUS	REMARKS	REQUIRED GROSS MONTHLY INCOME FOR BUYERS WHO WILL CHOOSE LONG TERM INSTALLMENT AS MODE OF PAYMENT (Amount is based on minimum gross selling price, required GMI may change depending on actual Offered Price)
SINGLE DETACHED / NEGROS OCCIDENTAL										
1.	859201911200004	Lot 4 Blk. 4 TANZA ENRIQUE B. MAGALONA (SARAVIA) NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6118	Single Detached	T-214270	223	60.1	621,770.00	TCT Under HDMF	UNOCCUPIED	10,938.13
LOT ONLY / CAPIZ										
2.	805818080600023	Lot 5 Blk. 3 LIBAS ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2015002382	614	0	1,719,200.00	TCT Under HDMF	UNOCCUPIED	30,244.03
3.	858201912110004	Lot 719-F ILAYA-IVISAN IVISAN CAPIZ REGION 6 (WESTERN VISAYAS) 5805	Lot Only	089-2021000402	918	0	1,836,000.00	TCT Under HDMF	UNOCCUPIED	32,298.77
4.	858201904220003	Lot 1454-F-2 DUMOLOG ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2020000957	292	0	1,226,400.00	TCT Under HDMF	UNOCCUPIED	21,574.73
5.	858201904220002	Lot 1454-F-1 DUMOLOG ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2020000958	292	0	1,226,400.00	TCT Under HDMF	UNOCCUPIED	21,574.73
6.	858201905160001	Lot 414-A-3 TANZA SUR PANAY CAPIZ REGION 6 (WESTERN VISAYAS) 5801	Lot Only	089-2021000203	1,182	0	1,300,200.00	TCT Under HDMF	UNOCCUPIED	22,873.01
7.	858201912110001	Lot 3529-I MALAG-IT PONTEVEDRA CAPIZ REGION 6 (WESTERN VISAYAS) 5802	Lot Only	089-2020000431	1,040	0	852,800.00	TCT Under HDMF	UNOCCUPIED	15,002.39
8.	805819070300110	Lot 4 Blk. 8 LA FRONTERA SUBDIVISION MONGPONG ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2022000325	102	0	357,000.00	TCT Under HDMF	UNOCCUPIED	6,280.32
9.	805819083000004	Lot 27 Blk. 9 OAKWOOD SUBDIVISION MONGPONG ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2022001013	120	0	420,000.00	TCT Under HDMF	UNOCCUPIED	7,388.61
10.	858202102190001	Lot 2478-B-3-2 OLANO SUBDIVISION BOLO ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2021001388	493	0	1,035,300.00	TCT Under HDMF	UNOCCUPIED	18,212.91
11.	858201905060001	Lot 934-B-2-H-2 OLANO SUBDIVISION MONGPONG ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2020000707	120	0	264,000.00	TCT Under HDMF	UNOCCUPIED	4,644.27
12.	805819070300114	Lot 939-A-3 OLANO SUBDIVISION MONGPONG ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2022000322	869	0	2,172,500.00	TCT Under HDMF	UNOCCUPIED	38,218.45
13.	805819083000011	Lot 2084-B-3 NON SUBDIVISION MILIBILI ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2019002552	810	0	1,620,000.00	TCT Under HDMF	UNOCCUPIED	28,498.91
14.	805818071800033	Lot 729 NON SUBDIVISION BALAT-AN MAMBUSAO CAPIZ REGION 6 (WESTERN VISAYAS) 5807	Lot Only	089-2017000047	950		760,000.00	TCT Under HDMF	UNOCCUPIED	13,369.86
15.	805819061900018	Lot 719-B NON SUBDIVISION ILAYA-IVISAN IVISAN CAPIZ REGION 6 (WESTERN VISAYAS) 5805	Lot Only	089-2019000075	571	0	1,142,000.00	TCT Under HDMF	UNOCCUPIED	20,089.97
16.	805819083000015	Lot 7-B-1-B NON SUBDIVISION MALAG-IT PONTEVEDRA CAPIZ REGION 6 (WESTERN VISAYAS) 5802	Lot Only	089-2021000914	500	0	1,400,000.00	TCT Under HDMF	UNOCCUPIED	24,628.69
17.	805818080600080	Lot 142-F NON SUBDIVISION LIBAS ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2017000047	224		604,800.00	TCT Under HDMF	UNOCCUPIED	10,639.59
18.	805819061900034	Lot 939-A-5 NON SUBDIVISION MONGPONG ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5801	Lot Only	097-2021001567	497	0	1,242,500.00	TCT Under HDMF	UNOCCUPIED	21,857.96
19.	805819061900019	Lot 3-C NON SUBDIVISION ILAYA-IVISAN IVISAN CAPIZ REGION 6 (WESTERN VISAYAS) 5805	Lot Only	089-2019000077	1,071	0	1,606,500.00	TCT Under HDMF	UNOCCUPIED	28,261.42
20.	805818080600035	Lot 939-A-8 NON-SUBDIVISION MONGPONG ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2012003619	558		1,395,000.00	TCT Under HDMF	UNOCCUPIED	24,540.73
21.	805818071800065	Lot 934-B-2-B NON SUBDIVISION MONGPONG ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2018000393	440		1,100,000.00	TCT Under HDMF	UNOCCUPIED	19,351.11
22.	805818080600074	Lot 934-B-1-J-2 NON SUBDIVISION MONGPONG ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2017000048	174		417,600.00	TCT Under HDMF	UNOCCUPIED	7,346.39
23.	805818080600086	Lot 9-C ALBAR HILLS SUBD. LAWA-AN ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2017000350	118	0	377,600.00	TCT Under HDMF	UNOCCUPIED	6,642.71
24.	805818080600107	Lot 1036-B-5-F-8-A MABASA SUBD TANQUE ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2017001095	150		555,000.00	TCT Under HDMF	UNOCCUPIED	9,763.52
25.	805818080600028	Lot 2167-A-2 BOLO ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	T-097-2015002468	1,000		2,200,000.00	TCT Under HDMF	UNOCCUPIED	38,702.22

26.	805818080600031	Lot 939-A-6 MONGPONG ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2015000364	385		962,500.00	TCT Under HDMF	UNOCCUPIED	16,932.22
SINGLE DETACHED / CAPIZ										
27.	858201903140002	Lot 3529-B MALAG-IT PONTEVEDRA CAPIZ REGION 6 (WESTERN VISAYAS) 5802	Single Detached	089-22021000584	524	60.97	1,743,100.00	TCT Under HDMF	OCCUPIED	30,664.48
28.	858201910230001	Lot 737A4F2 ILAYA-IVISAN IVISAN CAPIZ REGION 6 (WESTERN VISAYAS) 5805	Single Detached	089-2021000320	584	84.84	1,997,244.99	TCT Under HDMF	OCCUPIED	35,135.37
29.	805819061900004	Lot 737-A-4-B-3 NON SUBDIVISION ILAYA-IVISAN IVISAN CAPIZ REGION 6 (WESTERN VISAYAS) 5805	Single Detached	089-2019001558	316	115.44	2,451,256.76	TCT Under HDMF	OCCUPIED	43,122.31
30.	805818080600077	Lot 1144-A-1-A CABRAL SUBDIVISION DAYAO ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Single Detached	097-2017000043	299	70.5	1,652,404.52	TCT Under HDMF	OCCUPIED	29,068.97
TOWN HOUSE / ILOILO										
31.	858201911270017	Lot 28 Blk. 12 Phase 2 DECA HOMES PAVIA PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	0902013005407	50	55	1,351,500.00	TCT Under Developer	UNOCCUPIED	23,775.48
32.	859201811190001	Lot 24 Blk. 18 Phase 1 DECA HOMES PAVIA PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	T-090-201006729	48	55	1,301,700.00	TCT Under Developer	UNOCCUPIED	22,899.40
33.	805818080600093	Lot 37 Blk. 15 Phase 2 DECA HOMES PAVIA PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2013005568	48	55	1,031,498.64	TCT Under Developer	UNOCCUPIED	18,146.04
34.	805818080600101	Lot 9 Blk. 16 Phase 1 DECA HOMES PAVIA PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2010006665	48	55	1,059,590.50	TCT Under Developer	UNOCCUPIED	18,640.23
35.	858201910180002	Lot 57 Blk. 5 Phase 2 DECA HOMES PAVIA PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2013005097	48	55	1,554,649.86	TCT Under Developer	UNOCCUPIED	27,349.28
36.	858201910180007	Lot 67 Blk. 1 Phase 2 DECA HOMES PAVIA PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2013004919	48	55	1,340,300.00	TCT Under Developer	UNOCCUPIED	23,578.45
37.	858202007160001	Lot 22 Blk. 22 DECA HOMES PAVIA PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2019007875	48	55	796,562.40	TCT Under HDMF	UNOCCUPIED	14,013.06
38.	805818080600091	Lot 24 Blk. 18 Phase 2 DECA HOMES PAVIA PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2013005654	48	55	1,078,169.20	TCT Under Developer	UNOCCUPIED	18,967.07
39.	858202102190005	Lot 47 Blk. 11 2 DECA HOMES PAVIA PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2013005374	48	55	1,230,500.00	TCT Under Developer	UNOCCUPIED	21,646.86
40.	858202001020006	Lot 3 Blk. 36 Phase 1 DECA HOMES PAVIA PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2010007184	48	55	1,247,400.00	TCT Under Developer	OCCUPIED	21,944.16
41.	805818080600069	Lot 8 Blk. 14 Phase 2 DECA HOMES PAVIA PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2013005481	48	55	976,460.25	TCT Under Developer	UNOCCUPIED	17,177.81
42.	859201905220001	Lot 80 Blk. 21 Phase 1 DECA HOMES PAVIA PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2010006856	42	55	1,144,100.00	TCT Under Developer	OCCUPIED	20,126.92
43.	805818071800054	Lot 11 Blk. 18 Phase 2 DECA HOMES PAVIA PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2013005641	48	55	1,211,100.00	TCT Under Developer	OCCUPIED	21,305.57
44.	858201911270010	Lot 37 Blk. 8 Phase 2 DECA HOMES PAVIA PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2013005267	48	55	1,245,200.00	TCT Under Developer	UNOCCUPIED	21,905.46
45.	858202007230006	Lot 12 Blk. 11 Phase 2 DECA HOMES PAVIA PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2013005339	48	55	1,234,100.00	TCT Under Developer	UNOCCUPIED	21,710.19
46.	805818080600054	Lot 12 Blk. 27 Phase 1 DECA HOMES PAVIA PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2010007011	48	55	1,192,300.00	TCT Under Developer	UNOCCUPIED	20,974.85
47.	858202011260001	Lot 28 Blk. 19 DECA HOMES PAVIA PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2013005696	54	55	1,377,800.00	TCT Under Developer	OCCUPIED	24,238.15
48.	858201908200001	Lot 70 Blk. 5 Phase 2 DECA HOMES PAVIA PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	0902013005110	48	55	1,232,600.00	TCT Under Developer	OCCUPIED	21,683.80
49.	858201903070011	Lot 22 Blk. 1 Phase 2 DECA HOMES PAVIA PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	0902013004874	48	55	1,136,911.06	TCT Under Developer	UNOCCUPIED	20,000.45
50.	805818080600092	Lot 22 Blk. 18 Phase 2 DECA HOMES PAVIA PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2013005652	48	55	1,044,691.60	TCT Under Developer	UNOCCUPIED	18,378.13
51.	858202207210003	Lot 3 Blk. 16 DECA HOMES PAVIA PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2021004504	48	55	1,062,400.00	TCT Under HDMF	UNOCCUPIED	18,689.66
52.	858202112240013	Lot 41 Blk. 1 DECA HOMES PAVIA PHASE 2 PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2013004893	48	87	1,885,800.00	TCT Under Developer	UNOCCUPIED	33,174.84
53.	858202112240004	Lot 39 Blk. 14 Phase 2 DECA HOMES PAVIA PHASE 2 PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2013005512	48	55	1,401,600.00	TCT Under Developer	OCCUPIED	24,656.84
54.	858202112240015	Lot 32 Blk. 11 DECA HOMES PAVIA PHASE 2 PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2013005359	48	55	1,047,503.65	TCT Under Developer	UNOCCUPIED	18,427.60
ROW HOUSE / NEGROS OCCIDENTAL										
55.	859202111250003	Lot 13 Blk. 37 GLENDALE HOMES SUBDIVISION GRANADA BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House	308076	50	40	783,500.00	TCT Under Developer	OCCUPIED	13,783.27

56.	859202207270004	Lot 48 Blk. 12 Phase 1 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House	0922018006593	36	22	468,900.00	TCT Under Developer	UNOCCUPIED	8,248.85
SINGLE ATTACHED / NEGROS OCCIDENTAL										
57.	859201809180001	Lot 9 Blk. 13 Phase 2 GRANDVILLE II MANSILINGAN BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Single Attached	092-2013000034	90	104	2,056,500.00	TCT Under HDMF	OCCUPIED	36,177.78
DUPLEX WITH FIREWALL / NEGROS OCCIDENTAL										
58.	859202207270007	Lot 15 Blk. 03 Phase DC1 INDIVIDUAL ALIJIS BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Firewall	092-2012005627	60	107.28	1,629,700.00	TCT Under HDMF	UNOCCUPIED	28,669.55
DOUBLE ATTACHED / ILOILO										
59.	858201912110007	Lot 11 Blk. 19 STO NINO SUBDIVISION CAGBANG OTON ILOILO REGION 6 (WESTERN VISAYAS) 5020	Double Attached	090-2021007355	220	111.78	3,391,300.00	TCT Under HDMF	OCCUPIED	59,659.48
SINGLE DETACHED / ILOILO										
60.	805819040200034	Lot 23 Blk. 4 VICTORIA HOMES SUBD. ANILAO PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Detached	090-2019000328	80	98	1,728,800.00	TCT Under HDMF	OCCUPIED	30,412.91
61.	805819040200017	Lot 10-H PHHC SUBD. N/A ILOILO CITY ILOILO REGION 6 (WESTERN VISAYAS) 0000	Single Detached	095-2019000965	249	114.5	4,132,000.00	TCT Under HDMF	UNOCCUPIED	72,689.81
62.	805819061900029	Lot 665-C-2-H GARDEN & BLOOM SUBDIVISION SAN JOSE SAN MIGUEL ILOILO REGION 6 (WESTERN VISAYAS) 5025	Single Detached	090-2021009010	828	62	4,467,000.00	TCT Under HDMF	OCCUPIED	78,583.11
LOT ONLY / ILOILO										
63.	858202002060005	Lot 10 Blk. 14 PROVIDENCE - ILOILO BALABAG PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Lot Only	090-2021008721	95	0	752,875.00	TCT Under HDMF	UNOCCUPIED	13,244.52
64.	858201912110008	Lot 26 Blk. 77 PROVIDENCE - ILOILO BALABAG PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Lot Only	090-2021006530	99	0	740,253.69	TCT Under HDMF	UNOCCUPIED	13,022.48
DOUBLE ATTACHED / NEGROS OCCIDENTAL										
65.	859202208180001	Lot 14 Blk. 24 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Double Attached	092-2021001995	60	29.48	964,000.00	TCT Under HDMF	UNOCCUPIED	16,958.61
66.	859202002140001	Lot 13 Blk. 19 Phase DC2 REGENT PEARL HOMES SUBD DC2 ALIJIS BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Double Attached	092-2021005745	60	73	983,000.00	TCT Under HDMF	OCCUPIED	17,292.86
ROW HOUSE / CAPIZ										
67.	805818080600025	Lot 8 Blk. 25 TIERRA VERDE HOMES SUBD. BOLO ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Row House	T-53491	50	30	373,990.40	TCT Under Developer	OCCUPIED	6,579.21
SINGLE ATTACHED / CAPIZ										
68.	858201809270002	Lot 1151-G-2 MABASA SUBD DAYAO ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Single Attached	097-2019003443	120	196	2,847,600.00	TCT Under HDMF	OCCUPIED	50,094.75
69.	805818101600003	Lot 88-A POBLACION NORTE IVISAN CAPIZ REGION 6 (WESTERN VISAYAS) 5805	Single Attached	089-2019001873	270	108.5	3,314,600.00	TCT Under HDMF	OCCUPIED	58,310.18
SINGLE ATTACHED / ILOILO										
70.	858202207260006	Lot 12 Blk. 67 DECA HOMES PAVIA RESORT RESIDENCES PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Attached	090-2016010170	100	35.1	1,367,300.00	TCT Under Developer	UNOCCUPIED	24,053.43
71.	858202206210004	Lot 38 Blk. 54 DECA HOMES PAVIA RESORT RESIDENCES PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Attached	090-2016009929	80	35.1	1,297,800.00	TCT Under Developer	UNOCCUPIED	22,830.79
72.	858202207270001	Lot 14 Blk. 9 Phase VILLAGE 4 DECA HOMES PAVIA RESORT RESIDENCES PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Attached	090-2016008554	80	35.1	1,223,800.00	TCT Under Developer	UNOCCUPIED	21,528.99
73.	858202207260010	Lot 17 Blk. 42 DECA HOMES PAVIA RESORT RESIDENCES PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Attached	090-2016009497	100	35.1	1,315,000.00	TCT Under Developer	UNOCCUPIED	23,133.37
74.	858202207260003	Lot 21 Blk. 33 DECA HOMES PAVIA RESORT RESIDENCES PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Attached	090-2016009080	90	35.1	1,264,400.00	TCT Under Developer	UNOCCUPIED	22,243.22
75.	858202206210003	Lot 3 Blk. 4 Phase 1 DECA HOMES PAVIA RESORT RESIDENCES 2 BALABAG PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Attached	090-2018000938	80	35.1	1,402,100.00	TCT Under Developer	UNOCCUPIED	24,665.63
76.	858202207260009	Lot 10 Blk. 7 Phase 1 DECA HOMES PAVIA RESORT RESIDENCES 2 BALABAG PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Attached	090-2018000988	80	35.1	1,317,500.00	TCT Under Developer	UNOCCUPIED	23,177.35
77.	858201911270024	Lot 3 Blk. 20 Phase PH1 DECA HOMES PAVIA RESORT RESIDENCES JIBAO-AN PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Attached	0902018001258	80	35.1	1,390,100.00	TCT Under Developer	OCCUPIED	24,454.53

NOTE: TCT UNDER DEVELOPER OR UNDER ABATEMENT MAY TAKE SEVERAL YEARS (MORE OR LESS 5 YEARS) FOR TCT TO BE CONSOLIDATED IN THE NAME OF THE FUND