

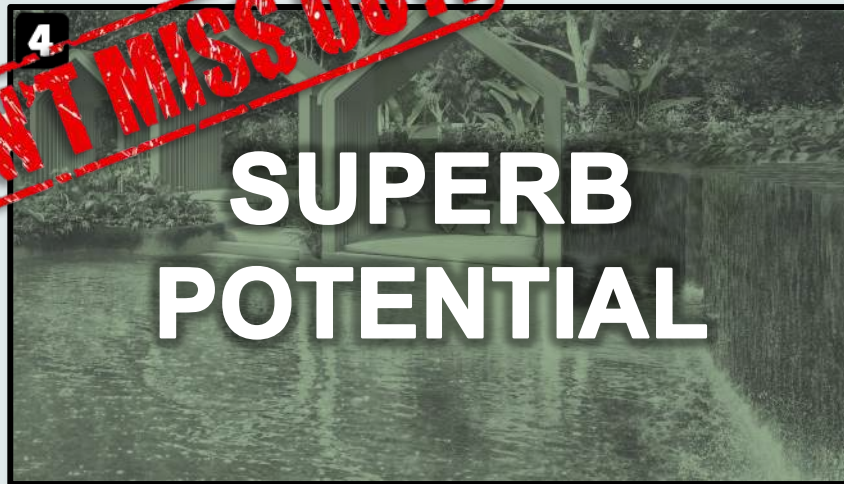
WHY YOU
SHOULDN'T
MISS THIS



Here are
5 REASONS
WHY:

AMO
RESIDENCE

DON'T MISS OUT!



AMO
RESIDENCE

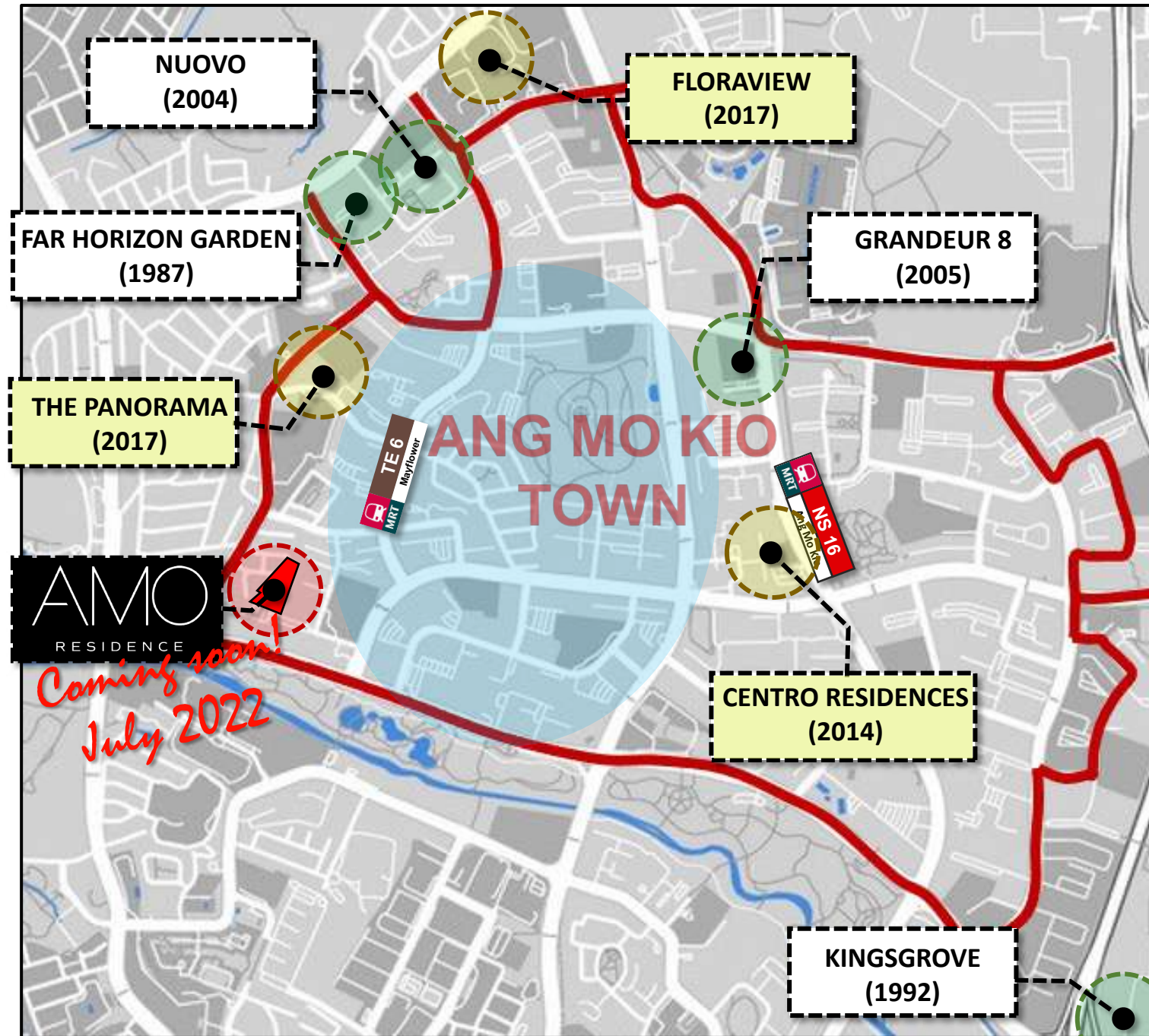


1. DEMAND & SUPPLY
(ANG MO KIO)

ANG MO KIO: Total: 7 Condo/Apart

- TOTAL **2,295 unit**
- Only **Three (3) less than 10 yrs TOP**

	CONDO	TOP	99/ FH	ROOM TYPE	TOTAL UNIT
1	THE PANORAMA	2017	99	1,2,3,4,5	698
2	FLORAVIEW	2017	FH	1,2,3,PH	90
3	CENTRO RESIDENCES	2014	99	2,3,4,PH	329
4	GRANDEUR 8	2005	99	2,3,4	579
5	NUOVO	2004	99	3,4	297
6	KINGSGROVE	1992	FH	3	32
7	FAR HORIZON GARDEN	1987	99	2,3,PH	270
	TOTAL:				2,295



Resident Households

Population > Geographic Distribution

(Data last updated: 18/06/2021)

Ang Mo Kio (Population > Geographic Distribution)

- Ang Mo Kio ranks **8th in terms of population** in the country overall.
- Total: **60,220** in population
- **50,647** living in HDB
- Only **4,815** living in **condo/apartment**.



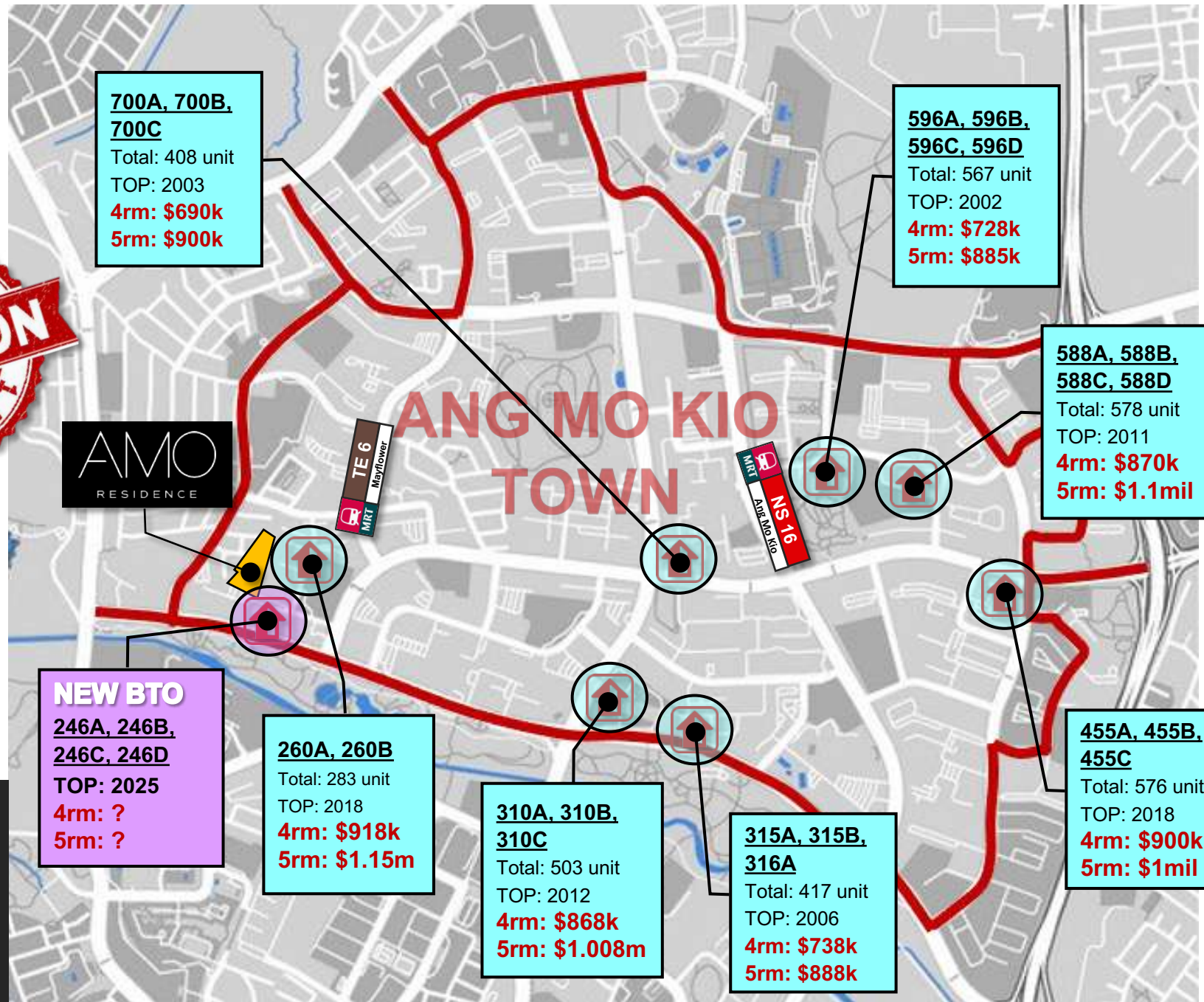
	Planning Area of Residence	Total	HDB					Condo & Apart	Landed	Others
			1- & 2-Room	3-Room	4-Room	5-Room & Executive	Total			
1	Total -> Bedok	97,551	5,391	22,903	22,045	14,226	64,565	20,922	11,545	519
2	Total -> Jurong West	83,879	3,700	12,815	31,404	29,247	77,166	5,632	1,019	61
3	Total -> Tampines	83,681	3,215	14,313	31,182	24,136	72,846	9,543	1,211	81
4	Total -> Sengkang	79,376	3,950	4,043	31,507	28,680	68,180	10,823	372	-
5	Total -> Woodlands	78,839	5,299	7,367	31,978	28,321	72,965	5,592	214	68
6	Total -> Yishun	75,403	4,119	16,531	32,083	14,040	66,773	6,902	1,496	232
7	Total -> Hougang	75,109	3,132	10,958	27,963	15,926	57,979	10,899	6,073	158
8	Total -> Ang Mo Kio	60,220	5,002	24,087	14,894	6,664	50,647	4,815	4,433	325
9	Total -> Bukit Merah	59,700	10,995	15,708	17,382	9,790	53,875	5,429	190	207
10	Total -> Choa Chu Kang	58,024	2,088	2,487	24,202	21,241	50,018	7,395	606	5
11	Total -> Punggol	56,166	4,364	5,404	22,277	16,990	49,035	7,061	69	-
12	Total -> Bukit Batok	54,297	3,335	11,517	18,425	10,109	43,387	9,338	1,466	106
13	Total -> Toa Payoh	46,880	4,793	16,019	11,368	7,092	39,272	5,440	1,771	397
14	Total -> Pasir Ris	44,799	734	356	11,809	17,180	30,080	12,814	1,905	-
15	Total -> Bukit Panjang	43,580	1,234	3,638	17,144	14,104	36,120	6,643	817	-
16	Total -> Geylang	42,060	4,174	11,708	10,424	4,665	30,971	8,880	1,864	344
17	Total -> Kallang	40,832	6,907	10,940	9,674	4,736	32,257	7,709	509	357
18	Total -> Serangoon	38,086	664	4,376	10,514	6,531	22,085	6,178	9,745	78
19	Total -> Queenstown	37,053	3,814	13,661	9,424	4,360	31,259	4,676	1,032	86
20	Total -> Clementi	33,609	1,117	11,461	9,298	3,943	25,820	5,988	1,614	186
21	Total -> Sembawang	33,049	3,516	1,507	11,908	11,653	28,584	3,509	943	13
22	Total -> Bishan	29,445	605	2,334	9,882	7,727	20,547	5,786	3,040	72
23	Total -> Jurong East	27,213	1,090	7,162	8,455	7,942	24,649	2,477	-	86
24	Total -> Bukit Timah	24,612	147	469	850	1,027	2,493	12,827	9,163	129
25	Total -> Novena	18,281	768	3,342	2,822	1,438	8,370	7,641	2,193	76
26	Total -> Marine Parade	17,069	1,387	2,946	1,826	1,833	7,993	6,334	2,603	139
27	Total -> Others	12,233	383	1,961	1,492	295	4,131	6,933	1,045	124
28	Total -> Outram	8,053	2,889	2,356	1,735	625	7,605	420	-	27
29	Total -> Tanglin	7,938	-	21	79	86	187	6,493	1,234	25
30	Total -> River Valley	3,976	-	-	-	-	-	3,721	252	3
31	Total -> Downtown Core	1,547	-	-	229	-	229	1,282	-	36
	TOTAL:	1,372,559	88,814	242,388	434,277	314,609	1,080,088	220,102	68,425	3,944

June 2022

Million Dollars HDB
@ Ang Mo Kio



- Young HDB cluster already transacted up to **\$1.15million** now!
- High Value HDB flats
- Many potential buyer
- More young HDB cluster coming up





Service You Trust
SINGAPORE

DON'T MISS OUT!



4

**SUPERB
POTENTIAL**

AMO
RESIDENCE



2. MATURE ESTATE

(Best for OWN STAY & INVEST)

OWN STAY ?

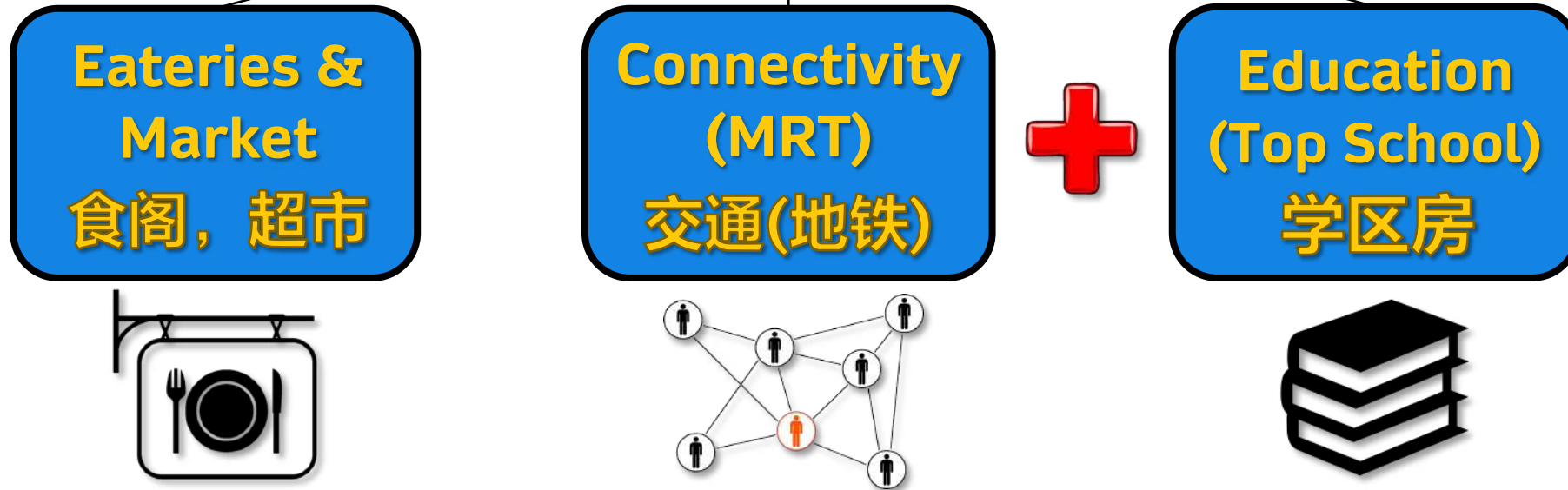
INVESTMENT ?



BUYING PURPOSE?

Wouldn't it be great if your property can be good for both **OWN STAY & INVESTMENT** too?

MATURE ESTATE

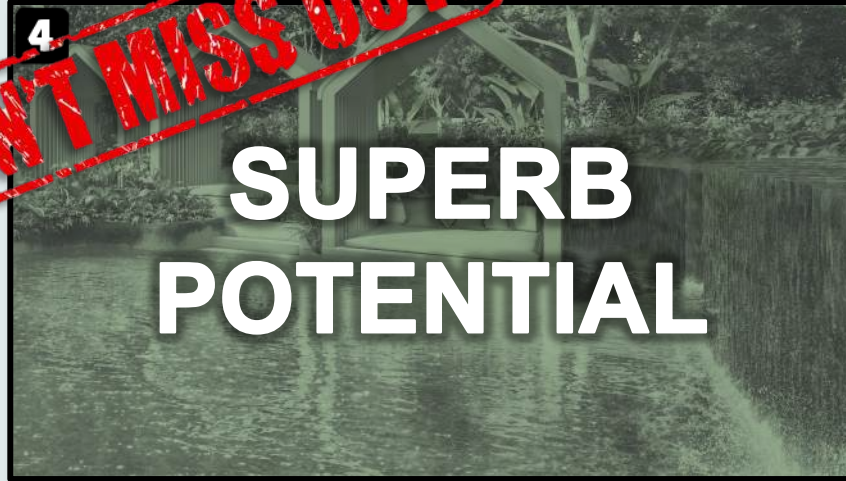


MATURE-ESTATE that comes with these 3 important factors, will be PERFECT for OWN STAY OR INVEST!



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RESIDENCE



3. TOP SCHOOL EFFECT
(Highly Sought After **Every Year**)

Venture
BEYOND

REPUTABLE SCHOOLS
WITHIN 1 km



Ai Tong School



CHIJ St. Nicholas
Girls' School

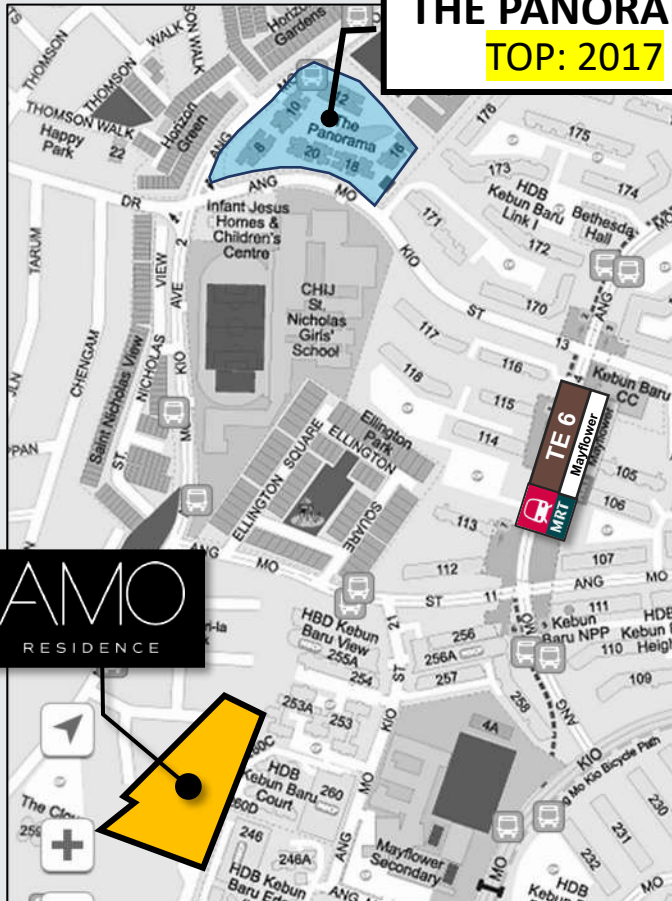


Ang Mo Kio Primary
School

Nearby Resale Transacted Price



The Panorama



THE PANORAMA
TOP: 2017

PROFITABLE TRANSACTIONS (TOTAL OF 138 TRANSACTIONS)

Note: Transactions with the same address are matched. Profitability of each round-trip transaction is based only on the change in asset price and does not take into account transaction costs and the effect of financing.
Source: URA, <https://www.squarefoot.com.sg>

SOLD ON	ADDRESS	UNIT AREA (SQFT)	SALE PRICE (\$\$ PSF)	BOUGHT ON	PURCHASE PRICE (\$\$ PSF)	PROFIT (\$\$)	HOLDING PERIOD (DAYS)	ANNUALISED (%)
13 APR 2022	8 ANG MO KIO AVENUE 2 #07-03	1,561	1,730	3 JUN 2015	1,162	885,616	2,506	6.0
28 FEB 2022	10 ANG MO KIO AVENUE 2 #04-09	1,335	1,761	24 FEB 2016	1,192	758,983	2,196	6.7
27 DEC 2021	20 ANG MO KIO AVENUE 2 #17-37	1,313	1,719	2 JUN 2015	1,251	615,392	2,400	5.0
8 MAR 2022	12 ANG MO KIO AVENUE 2 #13-18	1,163	1,728	31 OCT 2014	1,216	594,728	2,685	4.9
22 APR 2022	12 ANG MO KIO AVENUE 2 #17-14	990	1,797	6 DEC 2015	1,256	536,646	2,329	5.8
25 OCT 2019	8 ANG MO KIO AVENUE 2 #08-03	1,561	1,506	29 APR 2015	1,167	529,104	1,640	5.8
9 FEB 2022	8 ANG MO KIO AVENUE 2 #16-02	1,012	1,740	28 MAY 2015	1,244	514,768	2,449	5.3
11 APR 2022	10 ANG MO KIO AVENUE 2 #19-11	1,141	1,740	28 MAY 2015	1,244	512,961	2,069	5.3
7 SEP 2021	10 ANG MO KIO AVENUE 2 #05-09	1,335	1,740	28 MAY 2015	1,244	512,136	2,269	4.7
29 MAR 2022	10 ANG MO KIO AVENUE 2 #03-11	1,141	1,740	28 MAY 2015	1,244	507,305	2,008	5.8
31 OCT 2019	8 ANG MO KIO AVENUE 2 #09-03	1,561	1,740	28 MAY 2015	1,244	502,592	1,616	5.6
29 OCT 2021	16 ANG MO KIO AVENUE 2 #16-22	1,023	1,687	22 JUN 2015	1,231	466,336	2,321	5.1
24 MAR 2021	8 ANG MO KIO AVENUE 2 #14-03	1,561	1,589	29 APR 2017	1,301	450,000	1,425	5.3
24 MAR 2022	18 ANG MO KIO AVENUE 2 #07-29	990	1,767	7 MAR 2014	1,323	439,720	2,939	3.7
21 DEC 2021	12 ANG MO KIO AVENUE 2 #15-14	990	1,686	2 NOV 2015	1,247	435,294	2,241	5.0
22 SEP 2021	16 ANG MO KIO AVENUE 2 #16-25	1,001	1,698	13 MAY 2016	1,276	422,581	1,958	5.5
26 AUG 2021	16 ANG MO KIO AVENUE 2 #17-25	1,001	1,678	29 MAY 2016	1,287	391,726	1,915	5.2
15 OCT 2021	20 ANG MO KIO AVENUE 2 #01-40	1,023	1,565	25 JAN 2016	1,188	385,150	2,090	4.9
18 AUG 2021	20 ANG MO KIO AVENUE 2 #08-36	1,324	1,488	10 SEP 2014	1,197	384,856	2,534	3.2
29 APR 2021	12 ANG MO KIO AVENUE 2 #07-17	1,335	1,498	13 OCT 2015	1,210	384,484	2,025	3.9

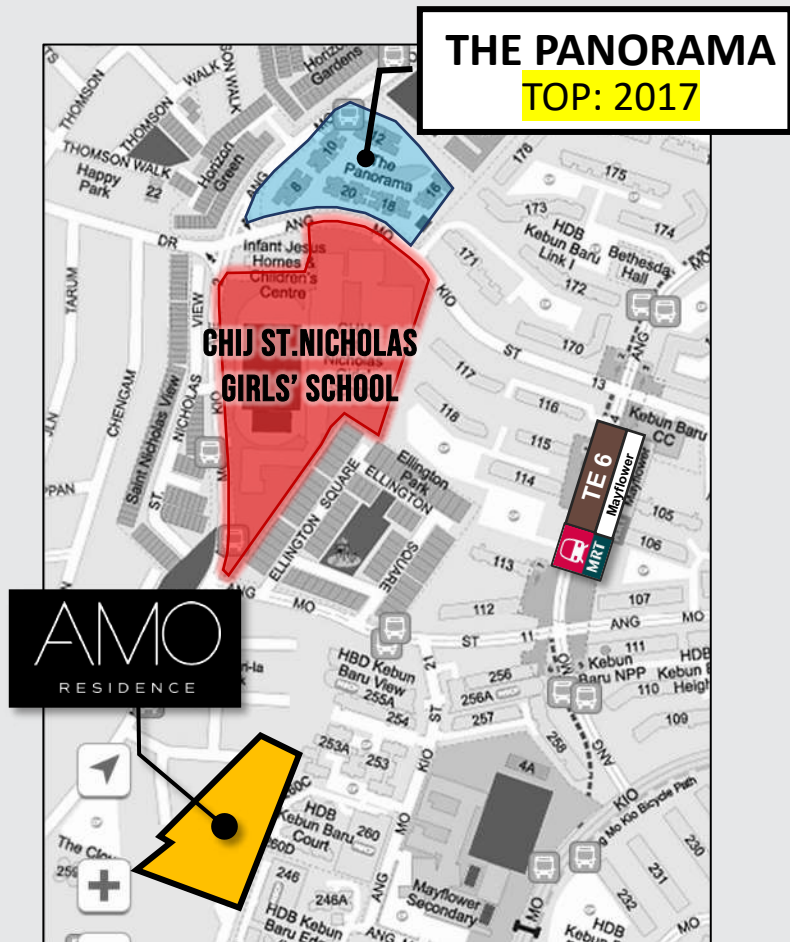
PROFIT:
\$422K - \$885K

UNPROFITABLE TRANSACTIONS (TOTAL OF 0 TRANSACTION)

Note: Transactions with the same address are matched. Profitability of each round-trip transaction is based only on the change in asset price and does not take into account transaction costs and the effect of financing.
Source: URA, <https://www.squarefoot.com.sg>

Nearby Resale Transacted Price

The Panorama



Transaction Trends THE PANORAMA

DATA GENERATED:
Jun 08, 2022



Why the price goes up steadily year after year?



TOP School EFFECT

学区房

The Panorama

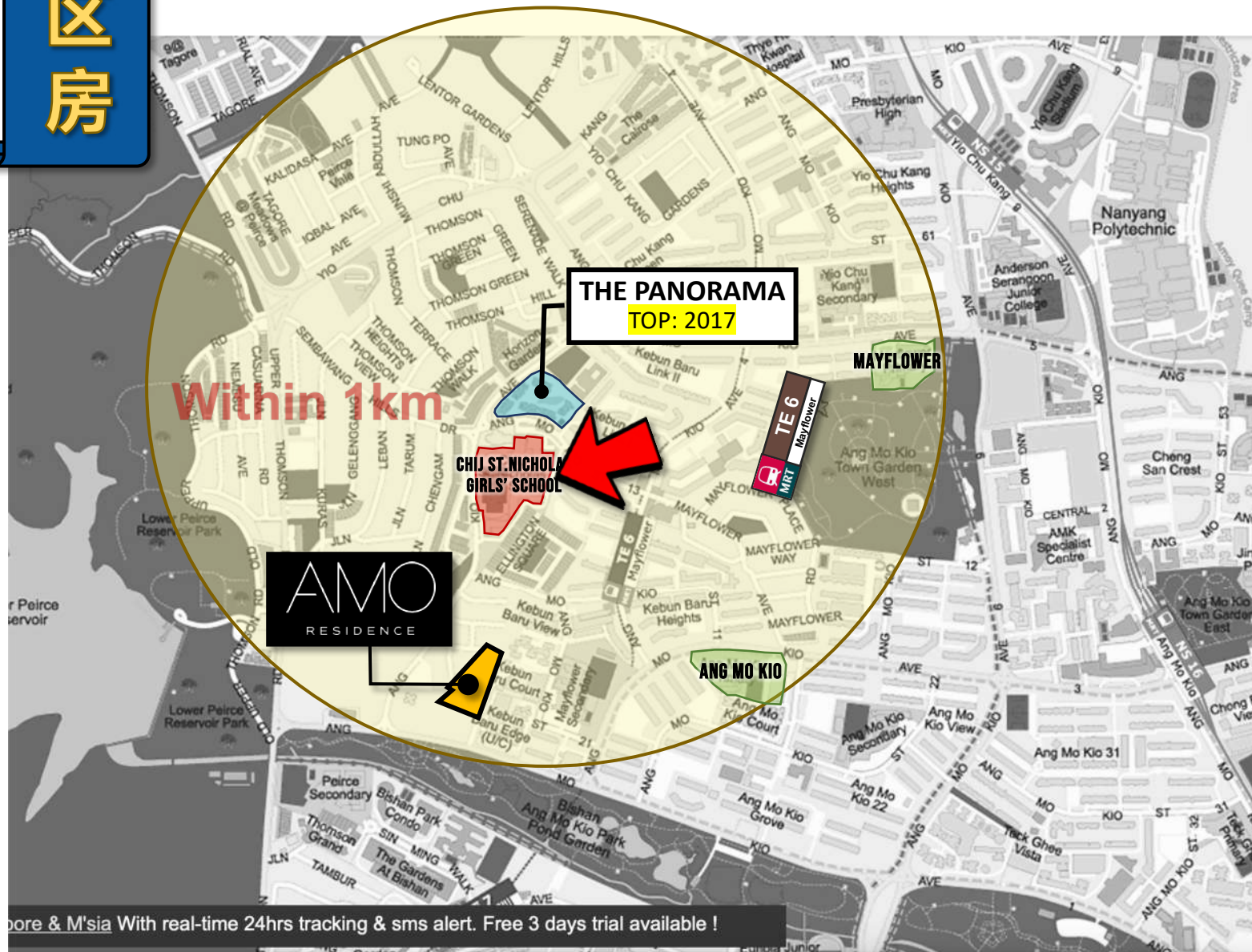


Schools within 1km

- ANG MO KIO PRIMARY SCHOOL
20 ANG MO KIO AVENUE 3, SINGAPORE 569920
- CHI J ST. NICHOLAS GIRLS' SCHOOL
501 ANG MO KIO STREET 13, SINGAPORE 569405
- MAYFLOWER PRIMARY SCHOOL
300 ANG MO KIO AVENUE 5, SINGAPORE 569920

Schools between 1 - 2km

- AI TONG SCHOOL
100 BRIGHT HILL DRIVE, SINGAPORE 579646
- ANDERSON PRIMARY SCHOOL
19 ANG MO KIO AVENUE 9, SINGAPORE 569785
- JING SHAN PRIMARY SCHOOL
5 ANG MO KIO STREET 52, SINGAPORE 569228



TOP School EFFECT

学区房

双名校
2 TOP SCHOOL

AMO
RESIDENCE

PropNex
Service You Trust
SINGAPORE

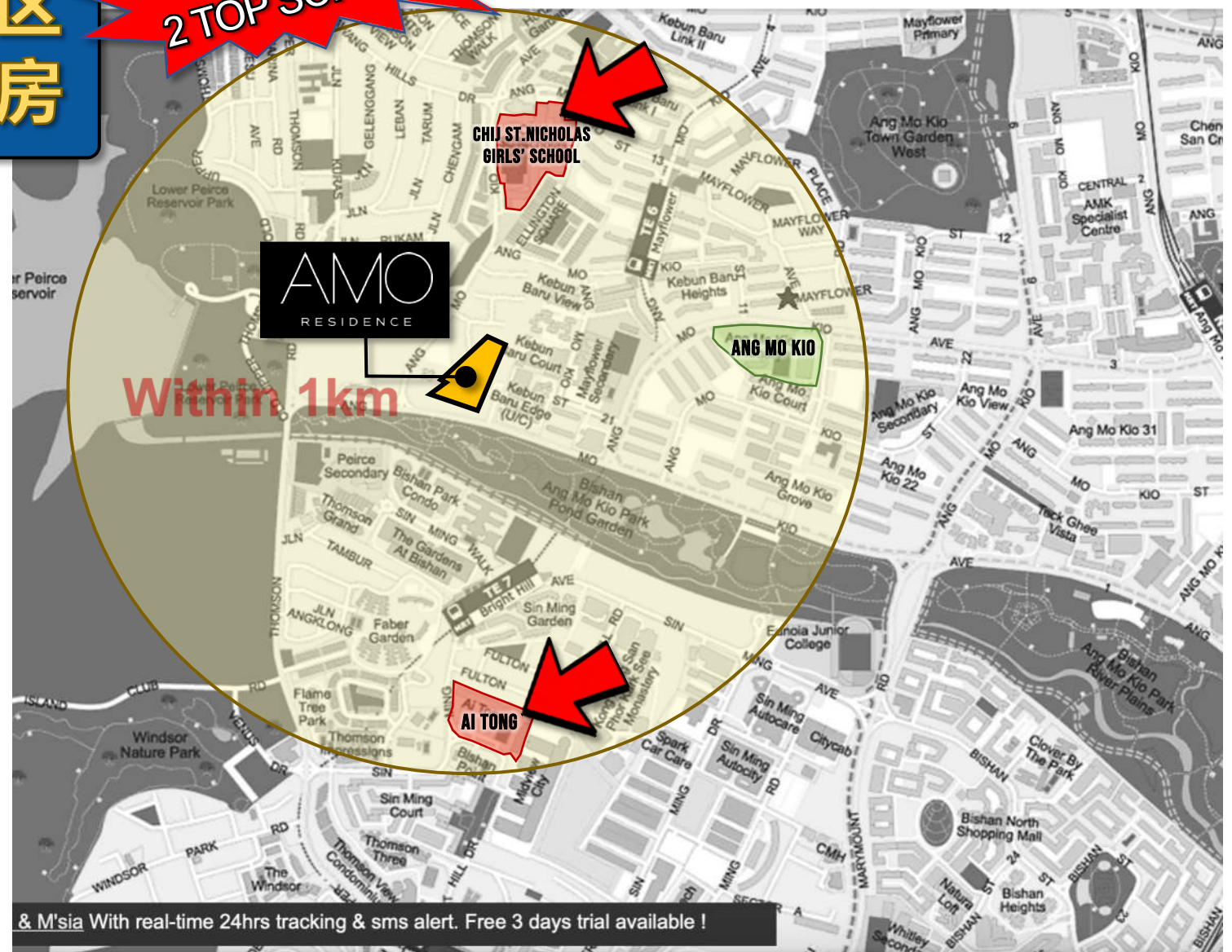


Schools within 1km

- AI TONG SCHOOL
100 BRIGHT HILL DRIVE, SINGAPORE 579646
- ANG MO KIO PRIMARY SCHOOL
20 ANG MO KIO AVENUE 3, SINGAPORE 569920
- CHIJ ST. NICHOLAS GIRLS' SCHOOL
501 ANG MO KIO STREET 21, SINGAPORE 569405

Schools between 1 - 2km

- ANDERSON PRIMARY SCHOOL
19 ANG MO KIO AVENUE 9, SINGAPORE 569785
- CATHOLIC HIGH SCHOOL
9 BISHAN STREET 22, SINGAPORE 579767
- JING SHAN PRIMARY SCHOOL
5 ANG MO KIO STREET 52, SINGAPORE 569228
- MAYFLOWER PRIMARY SCHOOL
200 ANG MO KIO AVENUE 5, SINGAPORE 569878
- TECK GHEE PRIMARY SCHOOL
1 ANG MO KIO STREET 32, SINGAPORE 569299



& M'sia With real-time 24hrs tracking & sms alert. Free 3 days trial available !

TOP School EFFECT

11 Popular Primary Schools in Singapore and Properties Within 1km of Them

by **Eugenia Liew**
 Last updated 21 Oct 2021 • 23 min read

Here is a list of the 11 popular primary schools in Singapore and some of the projects closest (by distance) to them - all within 1km, of course, to increase your chances of snagging a place in the school during the annual primary school registration exercise.



This list is based on general popularity and compiled from other lists online; the popular primary schools here are listed in alphabetical order.

Source: PropertyGuru

双名校
2 TOP SCHOOL

11 Popular Primary Schools in Singapore

Primary School in Singapore	Area	Project within 1Km
Ai Tong School	Bishan	Bishan Point, Fulton Hill
Anglo-Chinese School (Junior)	Central	Cavenagh Court, Kopar, The Atelier
Anglo-Chinese School (Primary)	Bukit Timah	Five Chancery, Chancery Park, Balmoral Gate
Catholic High School (Primary)	Bishan	Coral Park, Seasons View
CHIJ St Nicholas Girls' School (Pr)	Ang Mo Kio	Saint Nicholas View, Wellington Park, The Panorama
Nan Hua Primary School	Clementi	The Triling, Faber Hills Estate
Nanyang Primary School	Bukit Timah	The Asana, Coronation Gardens
Raffles Girls' Primary	Bukit Timah	Hillcrest Villa, Watten Residences, Hillcrest Arcadia
Rosyth School	Serangoon	Hundred Palms, Regentville
St Hilda's Primary School	Tampines	Arc at Tampines, The Tapestry
Tao Nan School	Marine Parade	D'Ecosia, Villa Martia

TOP School EFFECT



- **Education** for children
- Greater & Safest **Investment Advantage**
- Greater in **Appreciation**
- Both **TRANSACTION & RENTAL** volume maintained stable yr-after-yr

AMO
RESIDENCE

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1




AI TONG SCHOOL

2

ST NIC GIRLS' SCHOOL

Yearly P1 registration Vacancies



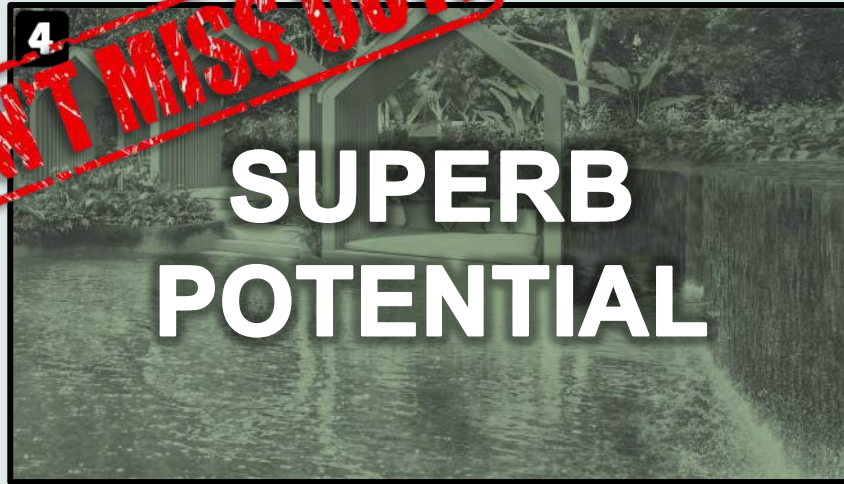
	School	Mother Tongue			Total Vacancy
		Chinese	Malay	Tamil	
 圣尼各拉女校 CHIJ ST NICHOLAS GIRLS' SCHOOL Girls of Grace - Women of Strength - Leaders with Heart	CHIJ ST. NICHOLAS GIRLS' SCHOOL	<input checked="" type="checkbox"/>	-	-	210
	AI TONG SCHOOL	<input checked="" type="checkbox"/>	-	-	330
 ANG MO KIO PRIMARY SCHOOL To Care, To Guide, To Inspire	ANG MO KIO	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	240
	TOTAL:				780





Service You Trust
SINGAPORE

DON'T MISS OUT!

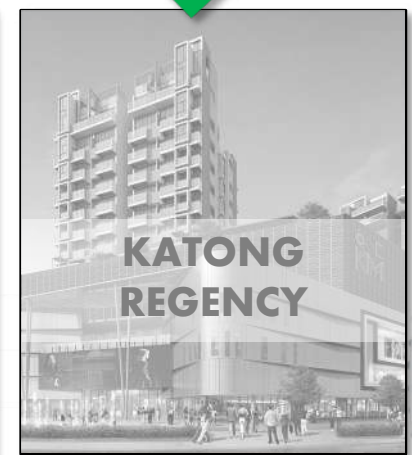
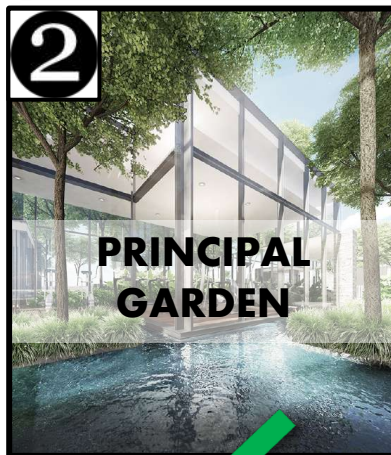
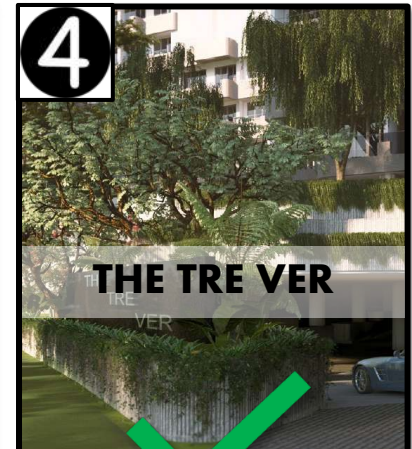
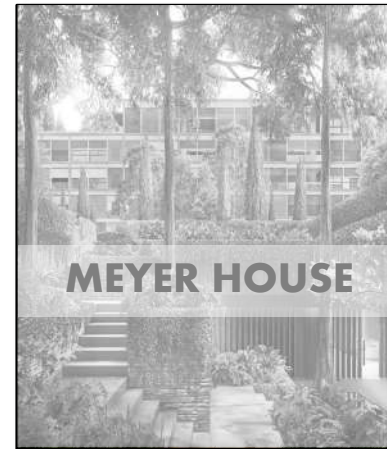
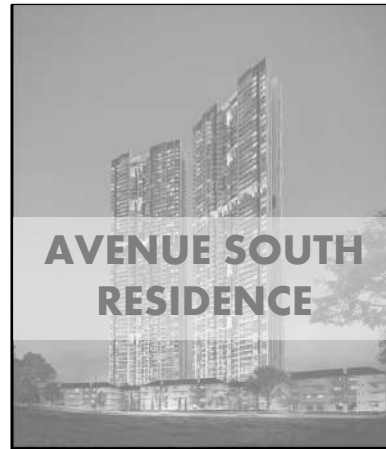


AMO
RESIDENCE



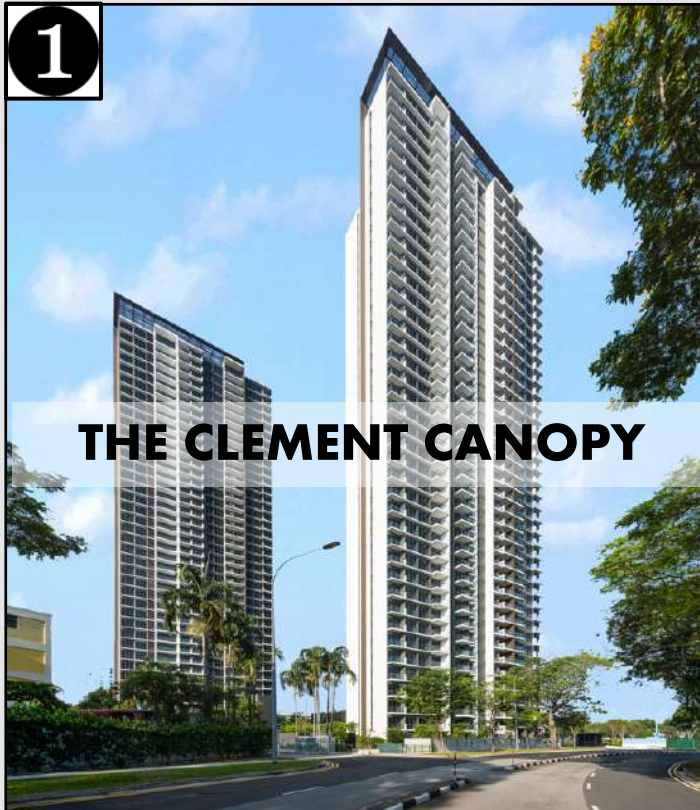
4. WINNING FORMULA (Premier Developer)

Developer **AWESOME** Track Record



And many more...

Developer **AWESOME** Track Record



THE CLEMENT CANOPY

1

D5 / CLEMENTI
99 YRS FRM 2016
505 UNITS
TOP: 2019

CLEMENT CANOPY



**PROFITABLE TRANSACTIONS
(TOTAL OF 59 TRANSACTIONS)**

Note: Transactions with the same address are matched. Profitability of each round-trip transaction is based only on the change in asset price and does not take into account transaction costs and the effect of financing.

Source: URA, <https://www.squarefoot.com.sg>

SOLD ON	ADDRESS	UNIT AREA (SQFT)	SALE PRICE (\$\$ PSF)	BOUGHT ON	PURCHASE PRICE (\$\$ PSF)	PROFIT (\$\$)	HOLDING PERIOD (DAYS)	ANNUALISED (%)
31 MAY 2022	18 CLEMENTI AVENUE 1 #36-08	1,346	1,709	23 MAR 2017	1,324	519,000	1,895	5.0
17 MAR 2022	16 CLEMENTI AVENUE 1 #37-01	1,346	1,672	25 FEB 2017	1,313	484,000	1,846	4.9
4 APR 2022	18 CLEMENTI AVENUE 1 #14-08	1,346	1,590	21 MAY 2017	1,276	423,000	1,779	4.6
4 AUG 2021	16 CLEMENTI AVENUE 1 #12-01	1,346	1,515	13 MAR 2017	1,226	389,888	1,605	4.9
21 JAN 2021	18 CLEMENTI AVENUE 1 #03-08	1,346	1,472	25 FEB 2017	1,203	362,000	1,426	5.3
15 APR 2020	18 CLEMENTI AVENUE 1 #04-08	1,346	1,472	5 MAR 2017	1,205	358,000	1,137	6.6
10 NOV 2020	18 CLEMENTI AVENUE 1 #11-08	1,346	1,491	25 FEB 2017	1,228	354,000	1,354	5.4
27 APR 2022	16 CLEMENTI AVENUE 1 #09-05	990	1,491	25 FEB 2017	1,228	345,000	1,887	4.7
5 AUG 2021	18 CLEMENTI AVENUE 1 #15-10	1,109	1,491	25 FEB 2017	1,228	338,000	1,622	4.9
7 MAY 2021	16 CLEMENTI AVENUE 1 #38-01	1,346	1,491	25 FEB 2017	1,228	330,000	1,533	4.2
5 AUG 2020	16 CLEMENTI AVENUE 1 #27-01	1,346	1,491	25 FEB 2017	1,228	321,888	1,257	5.1
19 MAR 2021	16 CLEMENTI AVENUE 1 #35-01	1,346	1,540	25 FEB 2017	1,305	316,000	1,483	4.2
24 JUN 2021	18 CLEMENTI AVENUE 1 #22-11	1,109	1,578	25 FEB 2017	1,300	309,000	1,580	4.6
24 JUN 2021	18 CLEMENTI AVENUE 1 #36-07	990	1,675	7 MAR 2017	1,365	306,888	1,570	4.9
28 MAY 2021	18 CLEMENTI AVENUE 1 #17-10	1,109	1,578	25 FEB 2017	1,306	302,000	1,553	4.6
7 APR 2022	18 CLEMENTI AVENUE 1 #11-13	732	1,749	26 FEB 2017	1,357	287,000	1,866	5.1
15 MAR 2022	16 CLEMENTI AVENUE 1 #14-06	1,141	1,586	13 AUG 2017	1,343	278,000	1,675	3.7
7 JAN 2022	18 CLEMENTI AVENUE 1 #13-09	657	1,782	25 FEB 2017	1,371	270,000	1,777	5.5
17 JUN 2021	18 CLEMENTI AVENUE 1 #07-09	657	1,759	24 FEB 2017	1,348	270,000	1,574	6.4
14 MAY 2021	16 CLEMENTI AVENUE 1 #26-06	1,141	1,577	28 FEB 2017	1,340	269,888	1,536	3.9

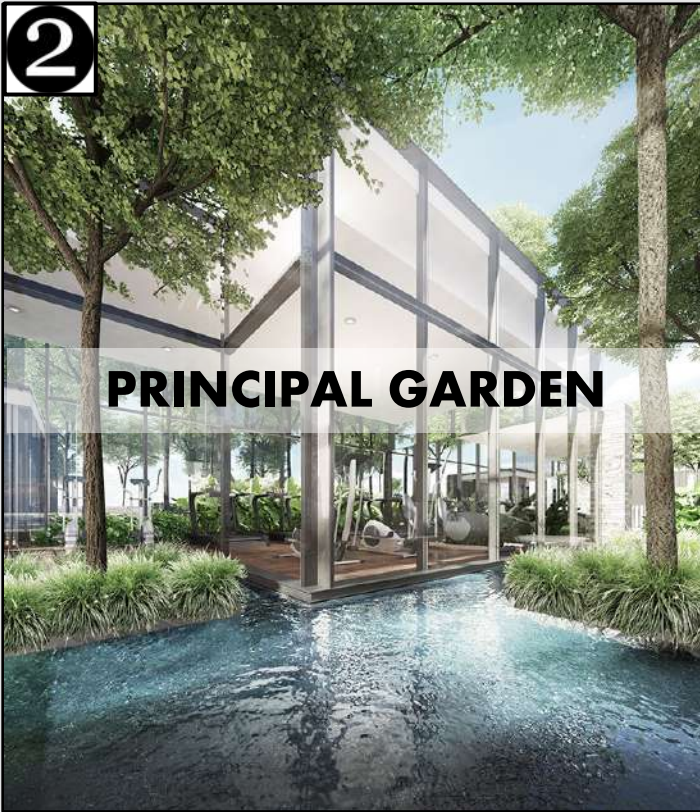
**PROFIT:
\$302K - \$519K**

**UNPROFITABLE TRANSACTIONS
(TOTAL OF 0 TRANSACTION)**

Note: Transactions with the same address are matched. Profitability of each round-trip transaction is based only on the change in asset price and does not take into account transaction costs and the effect of financing.

Source: URA, <https://www.squarefoot.com.sg>

Developer **AWESOME** Track Record



PRINCIPAL GARDEN

D3 / BUKIT MERAH
99 YRS FRM 2014
663 UNITS
TOP: 2018



PRINCIPAL GARDEN

PROFITABLE TRANSACTIONS (TOTAL OF 85 TRANSACTIONS)

Note: Transactions with the same address are matched. Profitability of each round-trip transaction is based only on the change in asset price and does not take into account transaction costs and the effect of financing.

Source: URA, <http://www.squarefoot.com.sg>

SOLD ON	ADDRESS	UNIT AREA (SQFT)	SALE PRICE (\$S PSF)	BOUGHT ON	PURCHASE PRICE (\$S PSF)	PROFIT (\$S)	HOLDING PERIOD (DAYS)	ANNUALISED (%)
24 MAR 2022	93 PRINCE CHARLES CRESCENT #21-01	1,572	2,055	31 OCT 2015	1,616	691,000	2,336	3.8
6 APR 2021	93 PRINCE CHARLES CRESCENT #21-06	1,195	2,017	15 JUN 2016	1,536	575,000	1,756	5.8
25 MAY 2021	97 PRINCE CHARLES CRESCENT #24-17	2,002	1,992	9 NOV 2015	1,725	534,888	2,024	2.6
11 MAR 2022	93 PRINCE CHARLES CRESCENT #05-06	1,195	1,925	14 NOV 2016	1,492	512,000	1,943	4.8
22 FEB 2021	93 PRINCE CHARLES CRESCENT #17-06	1,195	1,949	17 JUL 2016	1,516	509,888	1,681	5.5
30 JUL 2020	95 PRINCE CHARLES CRESCENT #09-09	1,572	1,921	22 NOV 2015	1,609	491,000	1,712	3.9
4 JAN 2021	93 PRINCE CHARLES CRESCENT #08-06	1,195	1,848	31 OCT 2015	1,491	426,000	1,892	4.2
25 SEP 2020	97 PRINCE CHARLES CRESCENT #08-17	1,238	1,829	31 OCT 2015	1,529	421,000	1,783	4.0
23 OCT 2020	97 PRINCE CHARLES CRESCENT #18-17	1,238	1,669	31 OCT 2015	1,669	414,000	1,819	3.7
25 JAN 2021	97 PRINCE CHARLES CRESCENT #18-22	1,076	1,666	31 OCT 2015	1,666	357,000	1,913	3.5
14 APR 2022	99 PRINCE CHARLES CRESCENT #21-25	861	1,613	31 OCT 2015	1,613	356,000	2,069	4.1
10 MAR 2022	97 PRINCE CHARLES CRESCENT #15-23	807	1,641	31 OCT 2015	1,641	353,000	2,322	3.8
19 NOV 2021	99 PRINCE CHARLES CRESCENT #21-26	764	2,052	31 OCT 2015	1,591	352,000	2,211	4.3
2 JUL 2019	93 PRINCE CHARLES CRESCENT #23-08	2,347	1,854	31 OCT 2015	1,708	343,000	1,340	2.3
18 FEB 2022	95 PRINCE CHARLES CRESCENT #24-15	807	2,106	28 JUL 2016	1,714	308,000	2,031	3.7
25 AUG 2021	99 PRINCE CHARLES CRESCENT #22-25	861	1,980	31 OCT 2015	1,623	307,000	2,125	3.5
29 JUL 2020	97 PRINCE CHARLES CRESCENT #07-22	1,076	1,904	31 OCT 2015	1,625	301,000	1,733	3.4
2 SEP 2021	97 PRINCE CHARLES CRESCENT #23-21	786	2,043	30 APR 2017	1,668	294,000	1,586	4.8
22 OCT 2021	97 PRINCE CHARLES CRESCENT #21-21	786	2,036	31 OCT 2015	1,666	291,000	2,183	3.4
29 MAR 2021	95 PRINCE CHARLES CRESCENT #07-14	1,076	1,951	15 MAR 2017	1,692	279,000	1,475	3.6

**PROFIT:
\$301K - \$691K**

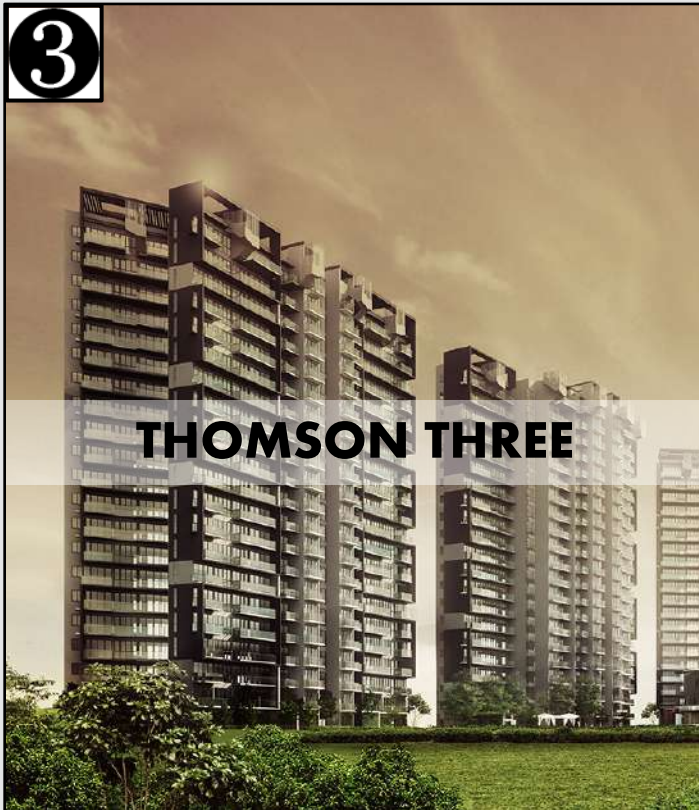
UNPROFITABLE TRANSACTIONS (TOTAL OF 1 TRANSACTION)

Note: Transactions with the same address are matched. Profitability of each round-trip transaction is based only on the change in asset price and does not take into account transaction costs and the effect of financing.

Source: URA, www.squarefoot.com.sg

SOLD ON	ADDRESS	UNIT AREA (SQFT)	SALE PRICE (\$S PSF)	BOUGHT ON	PURCHASE PRICE (\$S PSF)	PROFIT (\$S)	HOLDING PERIOD (DAYS)	ANNUALISED (%)
14 MAR 2022	95 PRINCE CHARLES CRESCENT #21-12	495	1,818	15 OCT 2017	1,890	-36,000	1,611	-0.9

Developer **AWESOME** Track Record



THOMSON THREE

D20 / BISHAN
99 YRS FRM 2012
435 UNITS
TOP: 2016

THOMSON THREE



PROFITABLE TRANSACTIONS (TOTAL OF 89 TRANSACTIONS)

Note: Transactions with the same address are matched. Profitability of each round-trip transaction is based only on the change in asset price and does not take into account transaction costs and the effect of financing.

Source: URA, <https://www.squarefoot.com.sg>

SOLD ON	ADDRESS	UNIT AREA (SQFT)	SALE PRICE (\$\$ PSF)	BOUGHT ON	PURCHASE PRICE (\$\$ PSF)	PROFIT (\$)	HOLDING PERIOD (DAYS)	ANNUALISED (%)
10 FEB 2022	43 BRIGHT HILL DRIVE #13-08	1,485	1,737	31 OCT 2013	1,345	582,000	3,024	3.1
29 DEC 2021	43 BRIGHT HILL DRIVE #20-08	1,485	1,764	21 OCT 2013	1,414	520,000	2,991	2.7
23 MAR 2022	45 BRIGHT HILL DRIVE #20-17	1,044	1,815	23 SEP 2014	1,353	482,000	2,738	4.0
6 MAY 2022	41 BRIGHT HILL DRIVE #04-06	1,141	1,726	21 OCT 2013	1,333	447,888	3,119	3.1
3 MAR 2022	41 BRIGHT HILL DRIVE #03-03	1,044	1,676	4 MAY 2015	1,253	442,000	2,495	4.4
19 APR 2022	41 BRIGHT HILL DRIVE #16-06	1,141	1,800	21 OCT 2013	1,416	437,800	3,102	2.9
1 NOV 2021	45 BRIGHT HILL DRIVE #19-17	1,033	1,800	21 AUG 2014	1,384	430,000	2,629	3.7
27 DEC 2021	41 BRIGHT HILL DRIVE #11-03	1,044	1,676	21 OCT 2013	1,376	399,030	2,694	3.5
25 FEB 2022	45 BRIGHT HILL DRIVE #17-15	1,044	1,726	21 OCT 2013	1,397	389,000	2,877	3.0
22 NOV 2021	45 BRIGHT HILL DRIVE #06-21	1,141	1,726	21 OCT 2013	1,394	384,000	2,958	2.9
7 MAY 2021	41 BRIGHT HILL DRIVE #11-05	1,033	1,726	21 OCT 2013	1,267	373,220	2,661	3.5
27 OCT 2021	45 BRIGHT HILL DRIVE #19-18	1,141	1,676	21 OCT 2013	1,419	369,000	2,900	2.6
4 AUG 2021	45 BRIGHT HILL DRIVE #10-18	1,141	1,648	11 OCT 2013	1,337	355,000	2,854	2.7
27 JUL 2021	41 BRIGHT HILL DRIVE #10-03	1,044	1,647	21 JAN 2015	1,316	346,000	2,379	3.5
25 APR 2022	45 BRIGHT HILL DRIVE #04-20	732	1,708	18 OCT 2013	1,275	317,000	3,111	3.5
19 JAN 2021	41 BRIGHT HILL DRIVE #18-05	1,044	1,609	4 JUN 2014	1,308	314,000	2,421	3.2
16 JUL 2021	41 BRIGHT HILL DRIVE #13-06	1,141	1,656	25 OCT 2013	1,387	307,000	2,821	2.3
4 NOV 2019	45 BRIGHT HILL DRIVE #21-18	1,582	1,302	1 NOV 2013	1,119	289,000	2,194	2.5
25 OCT 2019	41 BRIGHT HILL DRIVE #01-06	1,259	1,469	6 FEB 2014	1,243	285,000	2,087	3.0
22 JAN 2020	41 BRIGHT HILL DRIVE #01-02	1,259	1,451	31 OCT 2013	1,231	278,000	2,274	2.7

**PROFIT:
\$307K - \$582K**

UNPROFITABLE TRANSACTIONS (TOTAL OF 1 TRANSACTION)

Note: Transactions with the same address are matched. Profitability of each round-trip transaction is based only on the change in asset price and does not take into account transaction costs and the effect of financing.

Source: URA, <https://www.squarefoot.com.sg>

SOLD ON	ADDRESS	UNIT AREA (SQFT)	SALE PRICE (\$\$ PSF)	BOUGHT ON	PURCHASE PRICE (\$\$ PSF)	PROFIT (\$)	HOLDING PERIOD (DAYS)	ANNUALISED (%)
13 JUN 2019	43 BRIGHT HILL DRIVE #21-09	495	1,486	18 DEC 2013	1,569	-41,000	2,003	-1.0

Developer **AWESOME** Track Record



THE TRE VER

D13 / TOA PAYOH
99 YRS LEASE
729 UNITS
TOP: **UNCOMPLETED**

TRE VER

UNCOMPLETED

**Expected TOP:
Feb 2023**



PROFITABLE TRANSACTIONS (TOTAL OF 12 TRANSACTIONS)

*Note: Transactions with the same address are matched. Profitability of each round-trip transaction is based only on the change in asset price and does not take into account transaction costs and the effect of financing.
Source: URA, <https://www.squarefoot.com.sg>*

SOLD ON	ADDRESS	UNIT AREA (SQFT)	SALE PRICE (\$\$ PSF)	BOUGHT ON	PURCHASE PRICE (\$\$ PSF)	PROFIT (\$\$)	HOLDING PERIOD (DAYS)	ANNUALISED (%)
27 APR 2022	70 POTONG PASIR AVENUE 1 #06-41	1,335	1,798	4 AUG 2018	1,570	304,000	1,362	3.7
4 JAN 2022	72 POTONG PASIR AVENUE 1 #04-46	1,055	1,678	26 NOV 2018	1,500	188,000	1,135	3.7
16 NOV 2021	72 POTONG PASIR AVENUE 1 #06-46	1,055	1,668	4 AUG 2018	1,504	173,000	1,200	3.2
23 MAR 2022	60 POTONG PASIR AVENUE 1 #07-02	614	1,659	4 AUG 2018	1,509	169,000	1,327	4.8
9 NOV 2021	60 POTONG PASIR AVENUE 1 #18-02	614	1,678	22 AUG 2018	1,475	142,000	1,175	4.3
21 MAR 2022	64 POTONG PASIR AVENUE 1 #17-24	700	1,634	6 SEP 2018	1,538	129,000	1,158	3.4
5 MAY 2022	60 POTONG PASIR AVENUE 1 #04-04	495	1,556	15 NOV 2020	1,771	118,888	1,171	4.9
27 MAY 2022	62 POTONG PASIR AVENUE 1 #11-09	700	1,765	4 AUG 2018	1,604	113,000	1,392	2.5
17 SEP 2021	72 POTONG PASIR AVENUE 1 #05-44	1,098	1,656	4 AUG 2018	1,554	112,000	1,140	2.1
3 MAR 2022	60 POTONG PASIR AVENUE 1 #05-01	506	1,670	22 AUG 2018	1,475	99,000	1,289	3.6
28 MAR 2022	60 POTONG PASIR AVENUE 1 #13-08	506	1,700	6 SEP 2018	1,538	82,000	1,299	2.9
26 NOV 2021	64 POTONG PASIR AVENUE 1 #20-21	495	1,519	15 NOV 2020	1,771	73,000	376	8.1

**PROFIT:
\$112K - \$304K**

UNPROFITABLE TRANSACTIONS (TOTAL OF 0 TRANSACTION)

*Note: Transactions with the same address are matched. Profitability of each round-trip transaction is based only on the change in asset price and does not take into account transaction costs and the effect of financing.
Source: URA, <https://www.squarefoot.com.sg>*

DON'T MISS OUT!



AMO
RESIDENCE



5. FIRST MOVER
(Before Lentor Series)

LAND PARCEL AT ANG MO KIO AVENUE 1

ALLOWABLE DEVELOPMENT : RESIDENTIAL
 SITE AREA : 12,679.4 m²
 MAXIMUM PERMISSIBLE GFA : 31,699 m²
 DATE OF LAUNCH : 26 NOVEMBER 2020
 DATE TENDER CLOSED : 25 MAY 2021
 LEASE PERIOD : 99 YEARS

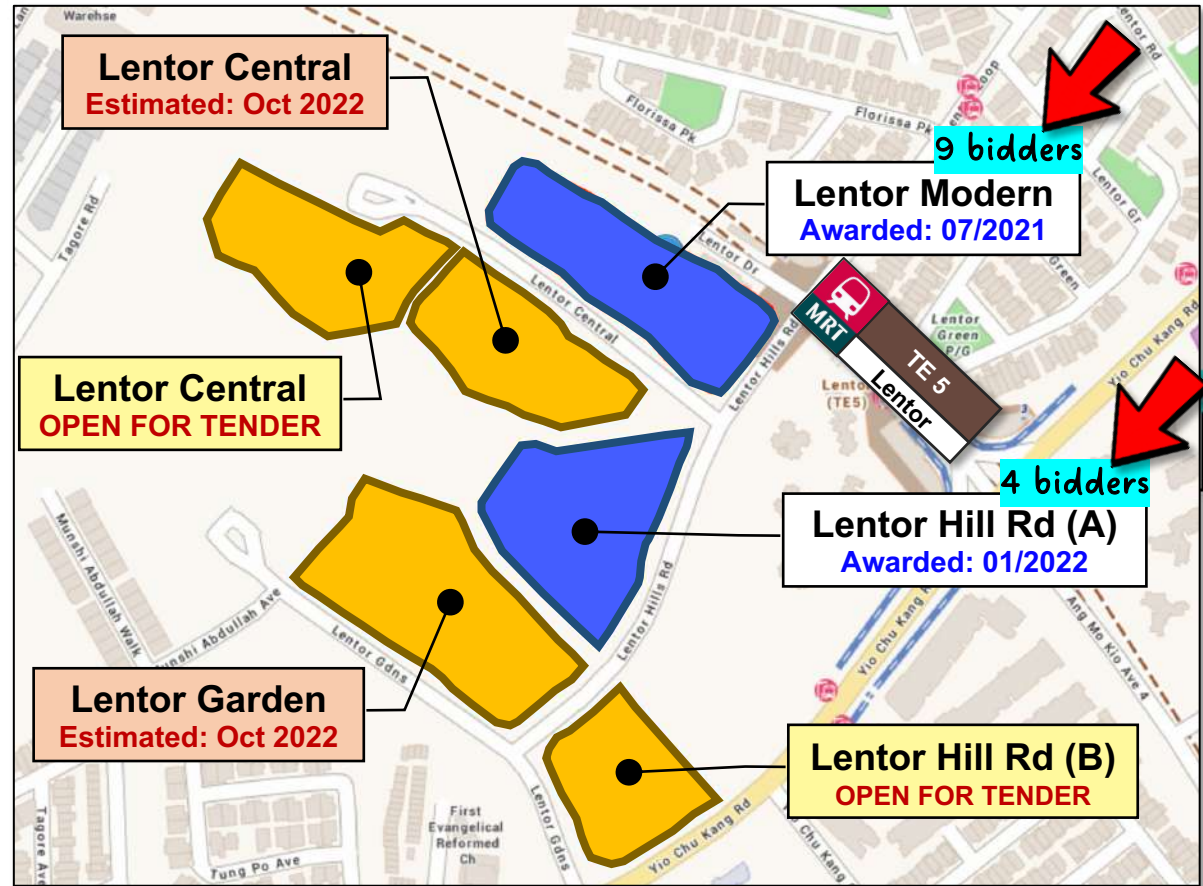
Ang Mo Kio 99-year private housing plot draws 15 bids



RANKING	NAME OF TENDERER	TENDERED SALE PRICE (\$)	TENDERED SALE PRICE IN \$PSM OF GFA
1	United Venture Development (2021) Pte. Ltd.	381,381,000.00	12,031.33
2	Titus Residential SG Pte. Ltd.	358,888,000.00	11,321.75
3	Far East Civil Engineering (Pte.) Limited, Fortune Harmony Limited and Sekisui House, Ltd.	353,333,333.00	11,146.51
4	Hoi Hup Realty Pte Ltd, Sunway Developments Pte Ltd and Oriental Worldwide Investments Inc	335,900,000.00	10,596.55
5	GLL C Pte. Ltd.	334,802,225.00	10,561.92
6	CHL Development Pte. Ltd., Sing-Haiyi Treasure Pte. Ltd. and Chuan Investments Pte. Ltd.	331,888,888.00	10,470.01
7	Whirich Investment Pte. Ltd.	328,688,888.00	10,369.06
8	Siong Feng Development Pte Ltd and Ultra Infinity Pte Ltd	325,888,889.00	10,280.73
9	Grand Cullinan Pte. Ltd.	325,188,188.00	10,258.63
10	EL Development Pte Ltd	315,800,000.00	9,962.46
11	Intrepid Investments Pte. Ltd., Garden Estates (Pte.) Limited and TID Residential Pte. Ltd.	314,500,000.00	9,921.45
12	Sing Holdings Residential Pte. Ltd. and Cedar Investments Pte. Ltd.	307,500,000.00	9,700.62
13	Sin Lian Land Pte Ltd	305,100,000.00	9,624.91
14	SL Capital (7) Pte. Ltd.	303,999,000.00	9,590.18
15	Japura Development Pte Ltd	248,535,000.00	7,840.47



FIRST-MOVER ADVANTAGE



LENTOR SERIES (D26)



DON'T MISS OUT!

- 1. DEMAND & SUPPLY** (Ang Mo Kio)
- 2. SUITABLE FOR BOTH** (Own Stay & Invest)
- 3. HIGHLY SOUGHT-AFTER Every Year** (TOP School Effect)
- 4. WINNING FORMULA** (Premier Developer)
- 5. FIRST MOVER** (Before Lantor Series)



Here are
5 REASONS
5 WHY: