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## Focus in :

- Infant & ChildCare
- Kindergarten
- Student Care
- Tuition & Enrichment
- Franchise
- Linguistics / Others
- Sub Lease (Premises / Classrooms)
- Premise Only



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## Learning Centres

Dear Valued Clients,

Below are a list of past year transacted centres for your reference.

Thank you.

| Infant & ChildCare |                 |                                                                         |                                                                                                                                                                                                                                                                                                                                 |                       |                   |                      |                  |
|--------------------|-----------------|-------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-------------------|----------------------|------------------|
| Ref No.            | Location        | Type / Area (Sqft.)                                                     | Description                                                                                                                                                                                                                                                                                                                     | Current Rental (\$\$) | SCC Maint. (\$\$) | Takeover Fees (\$\$) | Status           |
| CC10               | Choa Chu Kang   | HDB Void Deck 3895 Sqft                                                 | Fully Equipped and Operational. Capacity: 84 Cater Childcare & Student Care Services. Newly Painted. Impressive Outlook. Well Kept. & Conducive. Tenancy Lease Expire: June 2010.                                                                                                                                               | 7600                  | 544               | 300K Neg             | <b>SOLD</b>      |
| CC9                | Seng Kang       | HDB Void Deck 3422 Sqft.                                                | Rarely Available! Located in Fairly New Dense Populated Area. 10 Years History. Fully Operational.Capacity: 71                                                                                                                                                                                                                  | 6600                  | 525               | 160K Neg             | <b>SOLD</b>      |
| CC8                | Newton Vicinity | Landed Housing. 2 Storey. Land: Approx. 2500 Sqft BI: Approx. 3100 Sqft | Homely Set Up Childcare and Student Care Ctr. Fully Operational. 6 Classrooms + Backyard + Dinning +Kitchen + Activities Area + Materials Room + Office and Outdoor Play Area. 6 Years History. Currently Running Full Capacity and Potential to Increase Children Capacity to : 60 (Subject to relevant authorities approval ) | 5000                  | Nil               | 320K Neg             | <b>SOLD</b>      |
| CC7                | Newton Vicinity | Semi Detached Land: Approx. 5500 Sqft BI:                               | Rare!! Black & White Double Storey Colonial Detached House. Established Operation For 12Years.On Going                                                                                                                                                                                                                          | 7500                  | Nil               | 500K Neg             | <b>WITHDRAWN</b> |

|     |                        |                                           |                                                                                                                                                                                                                                                                             |      |     |     |              |
|-----|------------------------|-------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-----|-----|--------------|
|     |                        | Approx.:4500 Sqft                         | Business with Children Base. Interior Erected with 5 Classrooms + Activities Area + Foyer + Patio + Kitchen + Store + Library Corner & 3 Lavatories. Outdoor Entail with Garden and Play Area. Provide Childcare & Student Care Services From Playgroup to P6.Capacity : 61 |      |     |     |              |
| CC1 | Jurong Kechil Vicinity | Single Storey Bungalow Approx. 3000 Sqft. | Premise was Approved for Pre School and Erected with Neccessary Facilities.Fully Air Con. 5 Classrooms + Store + Kitchen + Garden. Surrounded by Landed Housing and Numerous Condo Development.Best Suit Kindergarten (Pre School).                                         | 9000 | Nil | NIL | <b>TAKEN</b> |
|     |                        |                                           |                                                                                                                                                                                                                                                                             |      |     |     |              |

### Kindergarten

| Ref No. | Location    | Type / Area (Sqft.)                                                                                   | Description                                                                                                                                                                                                                                                      | Current Rental (\$\$) | SCC Maint. (\$\$) | Takeover Fees (\$\$) | Status           |
|---------|-------------|-------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-------------------|----------------------|------------------|
| K4      | District 16 | Light Industrial (Pte) Approx. 5000 Sqft (Indoor) + 3000 Sqft. (Exclusive Rooftop Outdoor Playground) | Rare Opportunity!! World Class International Award Winning PRE SCHOOL Operator seeking for Franchisee, to takeover the Current Operation, Premise and to continue to uphold its Internationally Acclaimed Well Established Brand Awareness. Conductively Set Up. | 11K                   | Nil               | 500K Neg             | <b>WITHDRAWN</b> |

### Student Care

| Ref No. | Location | Type / Area (Sqft.)     | Description                                                                                                                                                                                                                                                       | Current Rental (\$\$) | SCC Maint. (\$\$) | Takeover Fees (\$\$) | Status      |
|---------|----------|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-------------------|----------------------|-------------|
| SC13    | Tampines | HDB 1850 Sqft           | MOE Registered Tuition Ctr. Well Kept & Fully Operational.Erected with 3 Classrooms + Reception Counter + Pantry + Activities Area + Existing Student base(38).Providing ONLY Student Care Service.Growth Potential into other Educational Services.Opp. Pri Sch. | 3620                  | 276               | 80K Neg              | <b>SOLD</b> |
| SC14    | Tampines | HDB 1969 Sqft Void Deck | Homely Set Up Environment with 3+1 Classrooms + Kitchen + Activities Area. Student Care Base.(28).Growth Potential.                                                                                                                                               | 3600                  | 298               | 35K Neg              | <b>SOLD</b> |

|       |                     |                          |                                                                                                                                                                                                                                                                                                                                |      |     |         |             |
|-------|---------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-----|---------|-------------|
|       |                     |                          | Located in dense populated Housing Estate.                                                                                                                                                                                                                                                                                     |      |     |         |             |
| SC 19 | Ang Mo Kio          | HDB Commercial 1539 Sqft | Ideal Premises to operate as the Learning Ctr. Rental Direct from HDB. Well Kept & Fully Equipped with 3 + 1 Classrooms + Lavatory + Pantry + Reception or Holding Area. Currently Cater Student Care & Tuition Services for Pri & Sec School Students (45). Market & Food Centre is "Stone Throw Away". Available: Immediate. | 2200 | 230 | 38K Neg | <b>SOLD</b> |
| SC18  | Choa Chu Kang Ctral | HDB CD Shelter 2916 Sqft | Growth Potential. Premises Set Up with 7 Good size Classrooms + Library + Practical Reception Counter + Store Area. Cater Student Care & Tuition Services (50) Near Primary School & Lot 1 Shopping Centre/MRT.                                                                                                                | 2200 | 407 | 48K Neg | <b>SOLD</b> |
| SC17  | Bt Panjang          | HDB CD Shelter 1829 Sqft | Profitable & Well Kept. Fully Operational Ctr. Cater Student Care, Playgroup & Enrichment Services (160). Premise Erected with 3 Classrooms + Activities & Spacious Reception Area. Neighbourhood Shopping Mall & Primary School in the Immediate Vicinity. Located in Fairly New Dense Housing Estate.                        | 3300 | 270 | 90K Neg | <b>SOLD</b> |
| SC15  | Woodlands           | HDB 2077 Sqft. Void Deck | MOE Registered Premise. Fully Set-Up with 4 Classrooms + Dining + Admin Area. Cater Student Care Services (17). Conveniently Located. Less Than 25 Meter Away From Primary & Secondary Schools. Neighbourhood Shopping Mall & Park are also in the Immediate Vicinity.                                                         | 3800 | 297 | 30K Neg | <b>SOLD</b> |

### Tuition & Enrichment

| Ref No. | Location            | Type / Area (Sqft.)                              | Description                                                                                                                                                                                                                                                                   | Main Curriculum | Current Rental (S\$) | SCC Maint. (S\$) | Takeover Fees (S\$) | Status      |
|---------|---------------------|--------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------------------|------------------|---------------------|-------------|
| T18     | Tampines St 21      | HDB Commercial 942 Sqft                          | Fully Fitted and Fairly New Enrichment Premises only . 4 Classrooms + Spacious Reception + Self Contained Lavatory. Cosy Ambience. Tenancy Lease Expire: Nov 2009. Direct from HDB.                                                                                           | Enrichment      | 1350                 | 145              | 15K Neg             | <b>SOLD</b> |
| T17     | Bukit Batok/ Gombak | HDB Commercial Approx. 968 Sqft (Ground Level) . | Fully Fitted and MOE Registered Centre. 3 Classrooms + Spacious Reception Area + Pantry + Lavatory. Currently Provide Tuition Services for Pri & Sec School. Student Base (15). Growth and Untapped Potential into Student Care and Enrichment Services. Near Pri & Sec. Sch. | Tutorial        | 2500                 | Nil              | 15K Neg             | <b>SOLD</b> |

|     |                       |                                               |                                                                                                                                                                                                                                                                                                                                                                                           |                       |      |     |         |                  |
|-----|-----------------------|-----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------|-----|---------|------------------|
|     |                       |                                               | Bukit Gombak MRT is Within the Vicinity. Immediate. Tenancy Lease Expire: Feb 2009 Direct From HDB.                                                                                                                                                                                                                                                                                       |                       |      |     |         |                  |
| T16 | Ang Mo Kio            | HDB Shophouse Approx. 660 Sqft (Pte Landlord) | MOE Registered. 2+ 1 Classrooms. Existing StudentsBase (80) 5 Yrs History.Cater Pri & Sec Sch Tuition Services.All Subject. Good Frontage. Tutors' Best Choice. Tenancy Lease Expire Feb 2009 (Renewable).                                                                                                                                                                                | Tutorial              | 2500 | Nil | 38K Neg | <b>SOLD</b>      |
| T15 | Serangoon North Ave 1 | HDB Commercial 818 Sqft                       | Under the Local Franchise, 13 Years History. MOE Registered. Rental Direct from HDB. Practically Set Up. 3 Classrooms + Admin Area. Full Training & Support. Existing Student Base (80). Cater Pri & Sec. Sch Tuition Service.                                                                                                                                                            | Tutorial              | 1500 | 120 | 25K Neg | <b>SOLD</b>      |
| T14 | Whampoa               | HDB Commercial Approx. 1150 Sqft              | MOE Registered. 3 Classrooms + Student (27) Spacious Reception + Built In Lavatories. Provide High Quality Early Childhood Education Programmes & Enrichment Services for Pre Schooler Only.Conductive Learning Facility. Premises Under Utilise. Growth Potential.Immediate Tenancy Lease Expire: End Jan 2009.                                                                          | Enrichment            | 1750 | 180 | 45K Neg | <b>SOLD</b>      |
| T13 | Yishun                | HDB Commercial 796 Sqft. (Pte Landlord)       | Located at the heart of "Mini Central." Prominent. Good Visibility . MOE Registered. Premises Set Up with 2+ 1 Classrooms + Self Contained (Lavatory) + Reception Corner & Store. Cater Tuition Services for Pri & Sec Sch Students (60). Tenancy Lease Expire: Oct 2008 (Renewable)                                                                                                      | Tutorial              | 1300 | Nil | 38K Neg | <b>SOLD</b>      |
| T12 | Marine Parade Central | HDB / Approx. 872 Sqft                        | Rare Opportunity!! Lease Direct from HDB. In the Heart of Marine Parade Ctral. Wireless Ready. Under the Local Franchise, 13 Years History.Rental Direct from HDB. MOE Registered. Practically Set Up. 3 Classrooms + Admin Area. Full Support & Training + Existing Student Base (85). Cater Pri & Sec. Sch Tutorial & Enrichment Services. Immediate.Tenancy Lease Expire: End Sep 2009 | Tutorial & Enrichment | 1480 | 125 | 65K Neg | <b>WITHDRAWN</b> |

|     |                           |                                      |                                                                                                                                                                                                                                                                                                                                       |            |      |     |         |             |
|-----|---------------------------|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------|-----|---------|-------------|
| ER4 | Yishun Ring Road          | HDB/ Approx. 600 Sqft.(Pte Landlord) | Profitable!!! Under the Franchise of Reputable Establishment (33 Branches in Singapore ) Wide Range of Specialise Resources from Pre Sch to Tertiary Studies. Full Training/Support/ Materials. Open Concept Set Up.Cosy Ambience with Existing Student Base (80).Immediate. Tenancy Lease Expire: End Dec 2008 (Renewable)           | Enrichment | 1800 | Nil | 60K Neg | <b>SOLD</b> |
| T11 | Hougang St 21 (Kovan MRT) | HDB Commercial Approx. 900 Sqft.     | MOE Registered. Fully Fitted with 3 Classrooms + Holding Area + Pantry and Lavatories. Cater Pri to JC Tuition Services (50). MRT / Shopping Ctr and School is Within Short Walking Vicinity. Immediate.                                                                                                                              | Tutorial   | 1700 | Nil | 25K Neg | <b>SOLD</b> |
| T10 | Bukit Batok East Ave 4    | HDB Commercial 1474 Sqft.            | HDB Approved Tuition Premise.Rental Direct From HDB. Fully Set Up with 3 Classrooms + Office Area + Lavatory and Covered with False Ceiling + 4 Split Air Con Fan Coil. Cater Primary and Secondary Tuition services (20). Growth Potential. Suit Student care and Enrichment trade. Near Schools.Tenancy Lease Expire: End Mar 2011. | Tutorial   | 2000 | 213 | 22K Neg | <b>SOLD</b> |
| T9  | Jurong West Ctral         | HDB Void Deck (CD Shelter) 1646 Sqft | Established Brand Name (Under Franchise) Cater Tuition Services From Pri To Sec Level. Full Set Up With 5 Classrooms + Reception Area. Student Base (150). Near MRT/Bus Interchange/ Shopping Centre.                                                                                                                                 | Tutorial   | 4600 | 237 | 95K Neg | <b>SOLD</b> |
| T8  | Choa Chu Kang Ave 53      | HDB Void Deck (CD Shelter) 1995 Sqft | MOE Registered. 4 Classrooms + Reception Area.Cater Tuition Services From Pre School To Secondary 4.With Existing Student Base (55)                                                                                                                                                                                                   | Tutorial   | 3900 | 278 | 38K Neg | <b>SOLD</b> |

| Franchise |          |                     |             |                      |                  |                     |        |  |
|-----------|----------|---------------------|-------------|----------------------|------------------|---------------------|--------|--|
| Ref No.   | Location | Type / Area (Sqft.) | Description | Current Rental (S\$) | SCC Maint. (S\$) | Takeover Fees (S\$) | Status |  |
|           |          |                     |             |                      |                  |                     |        |  |

| Linguistics / Others |
|----------------------|
|----------------------|

| Ref No. | Location | Type / Area (Sqft.) | Description | Current Rental (\$\$) | SCC Maint. (\$\$) | Takeover Fees (\$\$) | Status |
|---------|----------|---------------------|-------------|-----------------------|-------------------|----------------------|--------|
| L2      | Nil      | Nil                 | Nil         | Nil                   | Nil               | Nil                  | Nil    |

| Premises Only |                                              |                                                 |                                                                                                                                                                                                                                                                              |                 |                       |                   |                      |                                                                                      |
|---------------|----------------------------------------------|-------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------------------|-------------------|----------------------|--------------------------------------------------------------------------------------|
| Ref No.       | Location                                     | Type / Area (Sqft.)                             | Description                                                                                                                                                                                                                                                                  | For Rent (\$\$) | Current Rental (\$\$) | SCC Maint. (\$\$) | Takeover Fees (\$\$) | Status                                                                               |
| C4AM19        | Sembawang                                    | People Association (PA) 417 Sqft.               | New Renovation. MOE Registered Premises. 2 Classrooms + Reception Area. Glass Frontage. Conducive. Available: 1st Nov. Tenancy Lease Expire: July 2010.                                                                                                                      | Nil             | 1250                  | 70                | 18K Neg              |    |
| C4RM18        | Jurong East (Chinese Garden MRT Station)     | HDB Shophouse (Pte Landlord) 1033 Sqft.         | Coveniently Located.Good Awareness for Publicity.Self Contained with Lavatory. Suit Student Care /Tuition & Enrichment ( (subject to relevant authorities approval). Immediate.                                                                                              | 2800 Neg        | Nil                   | Nil               | Nil                  |    |
| C4AM1         | Yew Tee (MRT)                                | Neighbourhood Shopping Mall Approx. 1800 Sqft.  | Bare Unit With Water Point. Available:1st November 08. Ideal Trade: Tuition ,Enrichment & Music Studio or Children Gym. (subject to relevant authorities & landlord approval).                                                                                               | Nil             | 12K                   | Nil               | 70K Neg              |    |
| C4RM17        | Thomson Rd (Vicinity of Thomson Medical Ctr) | HDB Commercial. (Pte Landlord) Approx. 750 Sqft | HDB Shop.Ground Level. Good Frontage.Near School.                                                                                                                                                                                                                            | 4500 Neg        | Nil                   | Nil               | Nil                  |    |
| C4RM16        | Golhill Plaza (Circular Blk)                 | Pte Commercial Building Approx. 2700 Sqft       | Rare! Bare Premises with Water Point. Good Frontage. Easy Accessible. Next to Up Market Education Hub (United Square).                                                                                                                                                       | \$7.8 psf       | Nil                   | Nil               | Nil                  |    |
| C4AM2         | Jurong West St 71                            | HDB CD Shelter 2937 Sqft Basement               | Newly Renovated. Laminated Flooring, 4 Good Size Classrooms, Office and Spacious Activities Area. Ceiling Light Assembly Changed with Reflector. Premise also Installed with Wrought Iron & Alumimin Gate. Opp. Pioneer Mall. Near West Grove Pri Sch .Available: Immediate. | Nil             | 2208                  | 410               | 10K Neg              |  |
| C4RM14        | Jurong East Central (MRT)                    | HDB Commercial Building. Approx.3872 Sqft       | Bare Unit. Lift Landing, Centrally and Conveniently Located. Ideal Trade: Office ,School, Tuition, IT ,Children                                                                                                                                                              | 15K Neg         | Nil                   | Nil               | Nil                  |  |

|        |                                                        |                                                         |                                                                                                                                                                                                                                                                                        |                               |      |      |         |                                                                                      |
|--------|--------------------------------------------------------|---------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|------|------|---------|--------------------------------------------------------------------------------------|
|        |                                                        |                                                         | Gym. (subject to relevant authorities & landlord approval). Heavy Human Traffic. MRT and Entertainment Ctr in Immediate Vicinity. Available: September 2008                                                                                                                            |                               |      |      |         |                                                                                      |
| C4AM3  | Thomson Rd (Vicinity of Thomson Medical Ctr)           | HDB Commercial.Approx. 700 Sqft.                        | MOE Registered Premise.Fully Renovated. 2 Classrooms + Spacious Reception Area + Store + Lavatory.Carpeted & Air Con. Glass Frontage.Immediate.                                                                                                                                        | Nil                           | 1000 | 130  | 10K Neg |    |
| C4RM13 | Bukit Batok                                            | HDB Commercial Approx. 968 Sqft (Ground Level) .        | Invitation for Pre School/ Enrichment & Tuition Service Provider (Open to All Level & Subject ). 3 Classrooms + Reception Area + Lavatory. Fully Fitted and MOE Registered centre. Near Pri & Sec. Sch and Bukit Gombak MRT. Immediate. Also for takeover.                             | 3000                          | Nil  | Nil  | 20K Neg |    |
| C4RM12 | Ang Mo Kio                                             | HDB Shophouse Approx. 800 Sqft (Ground Level Only)      | Invitation for Enrichment & Tuition Service Provider (Open to All Level & Subject EXCEPT Chinese ). 2 Classrooms.Fully Fitted/ Equipped and MOE Registered centre.Near Pri/Sec Schools. Available : 1st Sep 2008.                                                                      | \$3000 Neg.                   | Nil  | Nil  | Nil     |    |
| C4AM4  | Hougang St 51                                          | Shopping Mall Pte 1211 Sqft                             | MOE Registered Premise @ Ground Level.Fully Fitted with Full Glass Frontage + 4 Good Size Classrooms + Spacious Reception Area.Well Kept and Conductive Ambience.Good Awareness.Best Suit Tuition and Enrichment Trade.Immediate.                                                      | NIL                           | 3512 | 1817 | 18K Neg |    |
| C4RM11 | Upper Bt. Timah Rd (Vicinity Of Bt Timah Shopping Ctr) | State Land.(Pte Landlord )                              | Proposed Trade: Education Hub (subject to relevant authorities approval).- All Level Learning Centres. Approx. Site Area: 14,000 Sqft. Lettable Gross Floor Area: 33,000 Sqft Consist of 7 Blocks of 3 Storey and 3 Blocks of Single Storey. Range of 1100 Sqft - 2200 Sqft Per Floor. | \$4.5 PSF (Respond Via email) | Nil  | Nil  | Nil     |    |
| C4AM5  | West Coast Recreation Ctr                              | HDB/ Pte Approx. 830 Sqft.                              | Educational Base Premise.Glass Frontage. Prominent.Good Facing.580 meters from Clementi MRT Station.Near Amenities.Immediate.                                                                                                                                                          | 2740                          | Nil  | Nil  | 8K Up   |  |
| C4RM10 | Lornie Rd (Macritchie Vicinity)                        | Bungalow Approx. Land: 19,000 Sqft.Built In: 8,700 Sqft | 2 Storey Classic Modern Bungalow with Large Beautiful In-Ground Pool.Grand Frontage in Elevated Land.Lush Greenery                                                                                                                                                                     | 25K Neg.                      | Nil  | Nil  | Nil     |  |

|        |                                  |                                             |                                                                                                                                                                                                                                                                                                                                                                                                                             |             |       |     |         |              |
|--------|----------------------------------|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------|-----|---------|--------------|
|        |                                  |                                             | & Tranquil.Spacious Carporch. 6 Rooms Ensuite.Rarely Available Best Suit Childcare/Kindergarten (Subject to relevant authorities approval )                                                                                                                                                                                                                                                                                 |             |       |     |         |              |
| C4RM9  | Bukit Batok St 21                | HDB Shophouse (D)1200 sqft (U) Taken        | Suit All Trade. Vaccant. Immediate.Renovated. Near Sch . Vaccant                                                                                                                                                                                                                                                                                                                                                            | 4800 Neg    | Nil   | Nil | Nil     | <b>TAKEN</b> |
| C4RM8  | Toa Payoh Ctral                  | HDB Shophouse 1496 Sqft                     | Suit All Trade. Vaccant. Immediate.Renovated. Near Sch / MRT. Vaccant                                                                                                                                                                                                                                                                                                                                                       | 6200 Neg    | Nil   | Nil | Nil     | <b>TAKEN</b> |
| C4AM6  | Orchard Rd (Dhoby Ghaut Station) | YMCA Building Approx. 2346 Sqft             | Rare! Prime Location. No Takeover Fee !!! To Takeover the Existing Lease Balance of 12 Months from 1st Oct 2008 From Singapore Tourist Promotion Board (STP) Current Use as Singapore Education Service Centre. Ground Level.Spacious Reception Lobby + Traning Room + Office Station + Pantry with Water Point. Prominent . Good Frontage. Heavy Crowd. Dhoby Ghaut MRT. Best Suit Education Services.Available: Oct 2008. | Nil         | 18304 | Nil | Nil     | <b>TAKEN</b> |
| C4AM7  | D14 Along MRT East West Line     | Pte Commercial Building Appro. 2099 Sqft    | MOE & Case Trust Registered Centre. 7 Classrooms + Reception Area. Cater Tuition Services from Nursery to Secondary Level for Local & Foreign Student (100). MRT @ Door Steps. Immediate. Tenancy Lease Expire: Mid Jan 2009 (Renewable0.                                                                                                                                                                                   | Nil         | 8000  | Nil | 60K Neg | <b>SOLD</b>  |
| C4RM7  | Thomson Rd Imperial Crt          | Approx. 1600 Sqft Pte Commercial            | Face Main Rd. Good Frontage. Vaccant.. Suit Most Trade.                                                                                                                                                                                                                                                                                                                                                                     | 12KNeg      | Nil   | Nil | Nil     | <b>TAKEN</b> |
| C4RM6  | Hougang Ave 1                    | HDB Shophouse Approx. 1500 Sqft 2 Storey    | Suit All Trade. Vaccant. Immediate.Renovated. Near Sch/Market. Vaccant                                                                                                                                                                                                                                                                                                                                                      | 4800 Neg    | Nil   | Nil | Nil     | <b>TAKEN</b> |
| C4RM5  | Sims Ave                         | Pte Commercial Building 1291Sqft & 550 Sqft | Education Premise. 3 +1 Good Size Rooms with Own Access and Collapsible Partition.Carpeted. Central Air Con.Windows Opening, Bright..Conducive Ambience.MRT. Immediate.                                                                                                                                                                                                                                                     | 3100 & 2500 | Nil   | Nil | Nil     | <b>TAKEN</b> |
| C4AM20 | Toa Payoh Central                | HDB Void Deck 505 Sqft                      | Prime Location!! Lease Direct From HDB. Easy Access & Good Visible. Good Frontage. Suit Enrichment & Tuition. Immediate.                                                                                                                                                                                                                                                                                                    | Nil         | 7100  | 120 | 15K Neg | <b>SOLD</b>  |

|        |                              |                                                   |                                                                                                                                                                                                                                                      |          |      |     |         |              |
|--------|------------------------------|---------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|-----|---------|--------------|
| C4RM4  | Aljunied Rd / Sims Ave       | Commercial Bldg(Pte) Approx.3000Sqft Entire Floor | MOE Registered Premise.Entire Level with Lift Landing. Exclusive and Conductive Ambience ,Open Concept /Erected Classrooms.Good Publicity Sites Avialable.Near MRT.Best Suit Enrichment, Tuition Trade and Commercial Courses.Immediate.             | 9500 Neg | Nil  | Nil | Nil     | <b>TAKEN</b> |
| C4AM21 | Jurong West Ave 1            | HDB Commercial 1254 Sqft                          | Fairly New Renovation and Well Kept Premises. 7 Classrooms + Reception Area. Self Contained Lavatory.Best Suit Enrichment /Tuition and Student Care Trade. Immediate. Tenancy Lease Expire: End April 2009                                           | Nil      | 1500 | 181 | 28K Neg | <b>SOLD</b>  |
| C4RM3  | Tampines Ctral (MRT)         | HDB Commercial Building. Approx.8297 Sqft         | Exclusively Entire Floor. Lift Landing and Served by Escalator.Busy Retails Mall, Supermart and Complimented with Food Court.Best Suit all Education Related Trade. Stone Throw Away from MRT.Subdivision can be Considered. Available: Mid April 08 | 40K      | Nil  | Nil | Nil     | <b>TAKEN</b> |
| C4RM2  | District 10 Holland Vicinity | Pte Commercial Premise. Approx. 6537 Sqft         | 2 Storey Premise. Located in Huge Condo. Development (623 Household). Public Accessible.Best Suit Education Related Trade (No Pre Sch & Childcare) and Others (subject to relevant authorities approval). Subdivision can be Considered.             | 26K      | Nil  | Nil | Nil     | <b>TAKEN</b> |

#### Disclaimer

While every reasonable care has been taken in preparing the contents of these properties & business summary, the marketing agent cannot be held responsible for any inaccuracy. The particulars in this summary do not constitute, nor constitute any part of, an offer or a contract. Prices are subject to change without prior notice.

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