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Focus in :

- Infant & ChildCare
- Kindergarten
- Student Care
- Tuition & Enrichment
- Franchise
- Linguistics / Others
- Premise Only



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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
CC14	East Coast Rd (Katong Vicinity)	6761 Sqft Commercial Building	Newly and Extensively Renovated (Worth \$250K) Childcare Centre. Entire Floor. Installed with High Tech Security System. 11 Good Size Rooms + Offices + Sick Bay + Store + Kitchen + Gym. + Kiddie Lavatories (7) + Spacious Reception and Holding Area. Building Central Air Con. Fully Operational & Well Equipped. Capacity 150 Children. Immediate.	\$ 21,635 (New Lease New Rental @ \$3.20psf)	Nil	188k Neg	SOLD Next Available Viewing Preference: Mon 14/09 (Mon) 7.30pm - 9pm. (Strictly View by Appt)
CC13	River Valley @ the edge of Orchard Rd	2 Storey Old Bungalow Approx: 8000 Sqft	Nestled in a Prime Residential District, Easy Access to the Affluent Financial Hub and Shopping Belt @ Right at the Edge of the Orchard Road. Rare!! Available 1st Nov 09	\$ 38K Neg.	Nil	Nil	TAKEN
CC12	Bishan/ Ang Mo Kio	HDB Shophouse 3228 Sqft (2 Unit. Pte Landlord)	Rare!! Childcare, Student Care, Enrichment and Tuition Services Operating Under a Same Roof. Systematically Managed and Fully Set Up with Children & Student Base of (108). Childcare Capacity: 39. Great	\$ 10K	Nil	110K Neg (As a Whole) OR Only Childcare 75K Neg.	SOLD

			Potential to Convert into Full Childcare/Infant Care Services. (subject to relevant authorities approval). Profitable. Immediate.				
CC11	Macpherson	2 Storey Semi Detach House Land:2100 Sqft BI: 2200	Complete Takeover OR Invitation for Independent Service Provider / Partner to Fully Manage the Centre. On Going Business with Existing Childre Base (12). Capacity: 46. Growth Potential. Located at Landed Housing / HDB Estate. Immediate. Tenancy Lease Expire: Sep 2010.	\$ 5500	Nil	48K Neg OR Any Reasonable Offer.	  

Kindergarten							
Ref No.	Location	Type / Area (Sqft.)	Description	Current Rental (\$\$)	SCC Maint. (\$\$)	Takeover Fees (\$\$)	Status
K5	Nil	Nil	Nil	Nil	Nil	Nil	Nil

Student Care							
Ref No.	Location	Type / Area (Sqft.)	Description	Current Rental (\$\$)	SCC Maint. (\$\$)	Takeover Fees (\$\$)	Status
SC27	Choa Chu Kang Ave 2	HDB CD Shelter 1991 Sqft (Ground Level)	Well Surrounded by HDB, Condominium and Landed Properties. Currently Cater Sudent Care (12) & Pri & Sec School Tuition (40) Services. Fully Set Up with 3 Classrooms + Office/ Admin + Withholding Area + Dinning + Pantry + Computer Corner. Ideal for Student Care, Tuition, Enrichment & Kindergarten (subject to relevant authorities approval). Near 2 Pri Schools. Great Potential. 2 Years Old Renovation. Tenancy Lease Expire: 30 Sep 2011.	3018 (After Rebate)	278	30K Neg	 
SC29	Hougang Ave 4	HDB CD Shelter 1775 Sqft (Ground Level)	Open Concept. Spacious Activities Area. Cater Student Care (11) & Tuition Services (25) Near Neighbourhood Shopping Mall and School. HDB Lease Expire: End July 2010.	2040 (After Rebate)	273	30K Neg	

SC28	Hougang (Kovan MRT Station)	HDB CD Shelter 2830 Sqft (Basement)	Suit Student Care, Tuition and Enrichment Trade. Erected with 4 Classrooms & Spacious Activities & Reception Area. Assign with Fittings & Fixtures + Furnitures. (No Student Base) Available; End Oct 09. Lease Expire: End April 2011.	1658 (After Rebate)	408	15K Neg.	 Viewing Preference: Flexible (Advance Notice Required) except Sat after 6pm.
SC26	Tampines St 45	HDB CD Shelter 2303 Sqft (Basement)	URGENT!!! Open Concept. Spacious Activities Area. Full Set Up. HDB Approved for Student Care, Tuition & Enrichment Trade. Near School & JC. No Student Base. HDB Lease Expire: End July 2012 .	1573 (After Rebate)	336	18K Neg or Any Reasonable offer	 Relaunch 
SC22	Yishun St 71	HDB Shophouse 1872 Sqft	Double Glass Frontage. Cater Student Care (14) & Primary Sch. Tuition Services (110 Timeslots). Conducive Ambience. Pri & Sec Sch are Within Walking Distance.HDB Tenancy Lease Expire: Feb 2011.	3400 (After Rebate)	259	48K Neg.	  Viewing Preference: Flexible (Advance Notice Required)
SC25	Jurong West Extension	HDB CD Shelter 3745 Sqft (Basement) @ the Vicinity of West Grove Pri Sch.	Established & Profitable!! " Auto Pilot " Ctr. F/Set Up with 4+1+1 Classrooms. Practical Layout. Cater Student Care, Tuition and Pre Sch Services of (80) Student. Tenancy Lease Expire: May 2011.	2380 (After Rebate)	522	88k	
SC24	Punggol	HDB Commercial Unit 904 Sqft 2nd Level	Rarely Available!! Fully Set Up. 4 Classrooms (Segregated by Wooden Collapsible door) + Reception Counter + Material Room and Attached Lavatory. Prominent. Double Glass Frontage. Cater Student Care Service Only of (40) Student. LRT at Door Steps. Heavy Crowd. Immediate. Tenancy Lease Expire: June 09.	5823 (After Rebate)	146	68k	
SC23	Bishan	HDB CD Shlter 2410 Sqft. (Basement)	A1 Upkeeping, Bright and Organised. Fully Set Up. 3+1Classrooms and Spacious Activities and Reception Area. Cater Student Care Service Only of (35)	1360 (After Rebate)	370	48K	

			Student. Immediate. Tenancy Lease Expire: June 2011.				
SC21	Ang Mo Kio	HDB Shophouse 1614 Sqft (Pte Landlord)	Glass Frontage. Renovated with 2 Classrooms + Office + Reception & Activities Area. Cater Student Care, Tuition & Enrichment Services with Base of (66) Student. Within 1.5km Radius of 4 Pri. & 1 Sec. Sch. Immediate! Growth Potential. Fresh Tenancy Lease.	4500	Nil	45K	
SC20	Choa Chu Kang (Yew Tee Sector)	HDB CD Shelter 2281 Sqft (Ground Level)	Immediate!!! Rarely Available!! Newly Renovated / Well Kept. .Full Set Up with 4 Classrooms. Ideal for Student Care, Tuition Enrichment & Kindergarten (subject to relevant authorities approval). Near Pri & Sec Schools. Great Potential. Tenancy Lease Expire: Mar 2010. Immediate.	3825 (After Rebate)	318	12K Neg.	  

Tuition & Enrichment

Ref No.	Location	Type / Area (Sqft.)	Description	Main Curriculum	Current Rental (S\$)	SCC Maint. (S\$)	Takeover Fees (S\$)	Status
T28	Tampines	HDB CD Shelter 2055 Sqft (Ground Level)	Conducive Set Up. Good Up Keeping. Practical Renovation Erected with 5 Classrooms + Spacious Reception Area. Cater For Primary to JC Tuition .MOE Registered Ctr. Near 2 Primary & 2 Secondary School.	Tutorial	4038 (After Rebate)	290	68K Neg.	
T27	Jurong East Central (Jurong Easr MRT Station)	813 Sqft HDB Commercial Unit	MOE Registered Ctr. FSSD Cleared. Erected with 3 Classrooms & Holding Area and Lavatory. HDB Lease Expire: June 2011.	Suit Tuition & Enrichment	1615 (After Rebate)	130	28K Neg	 
T24	Ang Mo Kio Ave 4	HDB Shophouse Approx. 660 Sqft (Pte Landlord)	Tutors' Best Choice. MOE Registered. 2+ 1 Classrooms. Existing Students Base (55) .Cater Pri & Sec Sch Tuition Services. All Subject. Good Frontage. Face Carpark. Near Mayflower & CHIJ St. Nicholas Girls' Sch. Food Centre & Market. Tenancy Lease Expire: March 2011.	Tutorial	2500	Nil	28K Neg.	 

T26	Hougang (Kovan MRT Station)	HDB CD Shelter 2830 Sqft (Basement)	Suit Student Care, Tuition and Enrichment Trade. Erected with 4 Classrooms & Spacious Activities & Reception Area. Assign with Fittings & Fixtures + Furnitures. (No Student Base) Available: End Oct 09. Lease Expire: End April 2011.	Nil	1658 (After Rebate)	408	15K Neg.	 Viewing Preference: Flexible (Advance Notice Required) except Sat after 6pm.
T25	Tampines St 45	HDB CD Shelter 2303 Sqft (Basement)	URGENT!!! Open Concept. Spacious Activities Area. Full Set Up. HDB Approved for Student Care, Tuition & Enrichment Trade. Near School & JC. No Student Base. HDB Lease Expire: End July 2012 .	Suit Tuition & Enrichment	1573 (After Rebate)	336	18K Neg or Any Reasonable offer	 Relaunch 
T23	CCK Central	HDB CD Shelter 3637 Sqft (Basement)	Established & Profitable!! " Auto Pilot " Ctr. F/Set Up with 6+1+1 Classrooms + Admin Area. Practical Layout. Cater Tuition & Enrichment Services (480 Time Slots). Proprietary Materials for All levels & Subjects. Near LRT. Tenancy Lease Expire: End Nov 2010.	Tutorial & Enrichment	2465 (After Rebate)	507	120K Neg.	 Viewing Preference: Weekdays Before 2pm. Sat & Sun After 5.30pm
T20	Yishun St 71	HDB Shophouse 1872 Sqft	Double Glass Frontage. Cater Student Care (14) & Primary Sch. Tuition Services (110 Time Slots). Conducive Ambience. Pri & Sec Sch are Within Walking Distance.HDB Tenancy Lease Expire: Feb 2011.	Tutorial	3400 (After Rebate)	259	48K Neg.	  Viewing Preference: Flexible (Advance Notice Required)
T22	Woodlands Circle	HDB CD Shelter 2539 Sqft (Ground Level)	Primary School @ Door Steps. Cater Student Care (23) Tuition & Enrichment Services (120 Time Slots) Fully Set Up with 4 Classrooms + Admin Area. Proprietary Materials for All levels & Subjects. "Auto Pilot". Suit Kindergarten (Subject to Relevant Authorities Approval). HDB Lease Expire: Nov 2011.	Tutorial & Enrichment	3060 (After Rebate)	268	55K Neg.	

T19	Ang Mo Kio	HDB Shophouse 1614 Sqft (Pte Landlord)	MOE Registered Ctr. Refer to Ref No. SC21 (Under Student Care) for more Details	Tutorial & Enrichment	4500	Nil	55K Neg	SOLD
T13	Yishun	HDB Shophouse 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). Immediate.	Tutorial	1500	Nil	View To Offer	SOLD
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. MOE Registered. Rental Direct from HDB. 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	1258 (After Rebate)	125	60 K Neg.	WITHDRAWN 
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)	Tutorial	1800	Nil	60K Neg.	SOLD

Franchise								
Ref No.	Location	Type / Area (Sqft.)	Description	Current Rental (\$\$)	SCC Maint. (\$\$)	Takeover Fees (\$\$)	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
C4RM20	Tampines Ctral (Tampines MRT Station)	6,512 Sqft Pte Commercial Building	Bare Unit. Subdivision Possible. Fresh Lease. Near Shopping Mall/ MRT. Suit Tuition & Enrichment Trade.	26,048 or 4psf (Include Maint)	Nil	Nil	Nil	TAKEN
C4RM18	Middle/ Beach Rd (Raffles Place MRT Station)	Commercial Building Approx: 2700 Sqft (1st Level) 5200 Sqft (2 Level)	Formerly Approved for Higher Learning. 2 Level, Double Frontage, Good Size. 4 Minutes to City Hall MRT. Available: 1st Sep 09	#01 @ \$6.6psf Neg. & #02@ \$5.80psf Neg.	Nil	Nil	Nil	TAKEN
C4AM31	Jurong East Central (Jurong Eastr MRT Station)	813 Sqft HDB Commercial Unit Without Lift	MOE Registered Ctr. FSSD Cleared. Erected with 3 Classrooms & Holding Area and Lavatory. HDB Lease Expire: June 2011.	Suit Tuition & Enrichment	1615 (After Rebate)	130	28K Neg	SOLD 
C4AM30	Hougang (Kovan MRT Station)	HDB CD Shelter 2830 Sqft (Basement)	Suit Student Care, Tuition and Enrichment Trade. Erected with 4 Classrooms & Spacious Activities & Reception Area. Assign with Fittings & Fixtures + Furnitures. . Available: End Oct 09. Lease Expire: End April 2011.	Nil	1658 (After Rebate)	408	15K Neg.	SOLD Viewing Preference: Flexible (Advance Notice Required) except Sat after 6pm.
C4AM29	Tampines St 45	HDB CD Shelter 2303 Sqft (Basement)	URGENT!!! Open Concept. Spacious Activities Area. Full Set Up. HDB Approved for Student Care, Tuition &	Nil	1573 (After Rebate)	336	18K Neg or Any Reasonable offer	SOLD

			Enrichment Trade. Near School & JC. No Student Base. HDB Lease Expire: End July 2012 .					Relaunch 
C4AM27	Bt Batok Street 21	HDB ShopHouse (Ground Level) Approx. 1100 Sqft. Pte Landlord	Oppsite Primary and Secondary School. 10 Mintues Walking Distance to Bt. Batok MRT . Fully Set Up. 5 + 1 Classrooms. Fairly New Renovation. Immed. Suit Student Care, Tuition and Enrichment. Tenancy Lease Expire: Oct 2009 (New Lease Available) . Immediate.	Nil	4000	Nil	15k Neg	  Viewing Preference: Flexible (Advance Notice Required) except Mon. Close.
C4AM26	Redhill (Redhill MRT Station)	HDB Commercial Shop Approx. 605 Sqft (Ground Level) Pte Landlord	URGENT!!! Stone's thrown Away from MRT. Fully Set Up Education Premise for Takeover. 1 year Renovation. Glass Frontage. 2 Classrooms. Laminated Flooring. Air Con. Attached Lavatory. Conductive Ambience. Good Frontage & Easy Access. Encompass in New HDB and Pte Estate. Existing Lease Expire: May 2010. Vacate Possession. Immediate.	Nil	4200	Nil	No Takeover Fee!!!	  Viewing Timing Flexible (Advance Notice Required)
C4RM17	Choa Chu Kang Central (CCK MRT Station)	HDB CD Shelter Basement. 2916 Sqft. Co- Share Premise. Approx. 1200 Sqft.	Co- Share Premise (Own Access). Well Kept Premises. Fully Set Up. 3 + 1 Classrooms. Best Suit Enrichment & Tuition. Current Trdae: Student Care. 360 Meters Away From MRT. Available: Immediate.	2K Neg.	Nil	Nil	Nil	 

C4AM28	Tampines St 45	HDB CD Shelter 2303 Sqft (Basement)	URGENT!!!! Open Concept. Spacious Activities Area. Full Set Up. HDB Approved for Student Care, Tuition & Enrichment Trade. Near School & JC. HDB Lease Expiry: End June 2011.	Nil	1573 (After Rebate)	336	18K Neg or Any Reasonable offer	 
C4AM25	Tampines	HDB 409 sqft Community Complex	Rare!! Exclusive. Located in the Community Building. Public Awareness. Open Concept Set Up. Double Glass Frontage. Prominent. Suit enrichment. Tenancy Lease Expire: July 2010	Nil	1105 (After Rebate)	281	18K Neg	
C4AM24	Hougang Ctral (Hougang MRT Station)	HDB CD Shelter (Basement) 2284 Sqft	A1 Location. Stone Throw Away from MRT Station & Shopping Mall.Suit Most Trade. HDB Tenancy Lease Exoire: Dec 2009	Nil	1870 (After Rebate)	374	80K Neg	
C4RM16	Bukit Batok St 11 (Mini Ctral)	HDB Commercial 1237 Sqft	Co Share Premise OR Classrooms For Rent. HDB Approved for Education Trade. MOE Registered Ctr. Fairly New Renovation and Well Kept Premises. Reception Area. Self Contained Lavatory. Best Suit Enrichment / Tuition and Student Care Trade. Current Trade Art & Craft.	1200	Nil	Nil	Nil	
C4AM23	Bukit Batok St 11 (Mini Ctral)	HDB Commercial 1237 Sqft	MOE Registered Ctr. Fairly New Renovation and Well Kept Premises. 4 Classrooms + Reception Area. Self Contained Lavatory.Best Suit Enrichment /Tuition and Student Care Trade. Tenancy Lease Expire: End Oct 2010.	Nil	1275 (After Rebate)	192	25K Neg	
C4AM22	Jurong East Central (Jurong East MRT Station)	HDB Commercial 812 Sqft	HDB Approved for Education Trade Fitted with False Ceiling, Air Con. Self Contained, Lavatory.Good Shape Tenancy Lease Expire: End Jan 2010. Direct from HDB.	Nil	1743 (After Rebate)	127	10K Neg.	 



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	35K Neg	SOLD
C4AM6	Orchard Rd (Dhoby Ghaut MRT Station)	YMCA Building Approx. 2346 Sqft	Rare! Prime Location. No Takeover Fee !!! To Takeover the Existing Lease Balance of 4 Months from 1st June 2009 From Singapore Tourist Promotion Board (STB) 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: June 2009.	Nil	18,304	Nil	Nil	SOLD
C4RM15	Sims Ave	Pte Commercial Building 550 Sqft	Reasonable Good Size Room. Open Concept. Suit Small Group Education Traning. Own Access. Central Air Con. Bright. Conducive Ambience. MRT. Immediate. (Note: Rental is Inclusive of PUB)	1800	Nil	Nil	Nil	TAKEN
C4RM4	Aljunied Rd / Sims Ave (East West MRT Line) Aljunied Station	Commercial Bldg(Pte) Approx.3250Sqft & 2250 Sqft Entire Floor	MOE Registered Premise. Entire Level with Lift Landing. Exclusive and Conducive 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	TAKEN

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Disclaimer

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