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Focus in :

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



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Learning Centres

Dear Valued Clients,

Below is the list of learning centres which are available for assignment, sale & lease.
Please feel free to give me a ring for a non-obligatory discussion or viewing.

Looking forward to your support!

Thank you.

Infant & ChildCare

Ref No.	Location	Type / Area (Sqft.)	Description	Current Rental (\$S)	SCC Maint. (\$S)	Takeover Fees (\$S)	Status
CC40	Bishan/Toa Payoh	Community Building. Approx. 1680 Sqft.	Premise + Business. Rare!! Profitable!! Fully Operational. Capacity: 49. Current Base: 49 - All Full Day. Lease Expire: Dec 2014.	6000	Nil	500K Neg.	SOLD Viewing Preference: Mon to Fri: > 7pm Sat & Sun: Flexible (1 Day Advance Notice)
CC38	Kallang Bahru	Commercial Building. Pte Landlord.	Premise Only. (Subject to Relevant Authorities Approval) Newly Reconstructed 3 Storey Mall Space. ** Ground Level Per Floor Plate: 8200Sqft ** 2nd Level Per Floor Plate: 13,000 Sqft ** 3rd Level Per Floor Plate: 11,000 Sqft. with Toilets and Lift Landing. Bare Unit. Good Frantage. TOP Soon.	** Ground level: \$6 psf to \$7.50 psf ** 2nd & 3rd Level: \$5 psf to \$6 psf Neg.	Nil	Nil	TAKEN Viewing Preference: Flexible (1 Day Advance Notice)

			(All 3 Levels Sub Division Considered)	Rental Subject to GST & 2% HDB Levy on Base Rent.			
CC35	Tampines St 43	HDB Shophouse 1475 Sqft (2 Storey)	Change of Use Done - For Infant/ Childcare Trade. Full Compliance. Newly Renovated. Immediate. Balance Lease: 74 Years. Various Option Available. GST Apply. Option 1: Property for Sale - Asking: \$2 Million Neg. Option 2: For Rent - Asking \$8.2K Neg. with New Renovation + \$168K Neg. Takeover Fee for Full Set Up of Infant/Childcare Facility Including Curriculum.	Nil	Nil	Nil	WTTDRAWN Viewing Preference: Mon to Fri: > 7pm Sat & Sun: Flexible (1 Day Advance Notice)
CC39	Seng Kang	Single Storey Bungalow Land: Approx: 4370 Sqft. BI: Approx. 1533 Sqft	Premise Only. Rare!!! (Approved Sites for Student Care/ Childcare & Kindergarten). Located in Mixed Estate of Landed, Condo and Densely Populated HDB Estate. Current Configuration:5 Classrooms + Office + Kitchen + Activity Area with Patio & Garden. New Lease.	7,800 Neg	Nil	88K Neg	SOLD Viewing Preference: Mon to Fri: >7pm. Sat & Sun: Flexible (1 Day Advance Notice)
CC37	Upper Serangoon Road	Pte Building. Multiple Level. Approx. 14,800 Sqft	Premise for Rent: Free Public Awareness. Prominent. Bare Unit. Co-exist with Existing Post Office. Preferred Education Trade. (Subject to Relevant Authorities Approval). Availability: Minimum 3 Months after Acceptance of Offer.	\$5.50psf	Nil	Nil	WTTDRAWN Car Park Issue Viewing Preference: Flexible (2 Days Advance Notice)
CC34	Upper Paya Lebar Vicinity	Ground Level Shop. Approx. 1830 Sqft	Premise Only. (Subject to Relevant Authorities Approval) Ground Level with Toilets. Bare Unit. Safe Drop-off point. Playground and Open field at the Back of the Unit. Good Frontage. Prominent. Immediate.	5800	Nil	Nil	TAKEN Viewing Preference: Flexible (1 Day Advance Notice)
CC36	Vicinity of Upper Changi Road & Tanah Merah Kechil	2 Storey Semi Detached House Land:3295 Sqft BI: Approx. 1400 Sqft	Franchise + Business: Under A Reputable Franchise Establishment in Singapore. On Going Business with Existing Childre Base of (30). Capacity: 40. Regular Shape. 5 Rooms + Office + Activities + Kitchen Area + Garden. Located at Densely Populated Landed & Pte	\$ 7000	Nil	250K Neg.	SOLD Viewing Preference: Mon to Fri: >7pm. Sat: > 2pm and Sun: Flexible (1 Day Advance Notice)

			Housing Estate. Cosy Ambience. Tenancy Lease Expire: Nov. 2014. Immediate.				
CC32	Jalan Besar (Stadium Vicinity)	Pte Building Approx. 4100 Sqft	Premise Only. (Subject to Relevant Authorities Approval) Ground Level with Toilet. Bare Unit. Prominent. Immediate.	15K Neg	Nil	Nil	 Viewing Preference: Flexible (1 Day Advance Notice)
CC30	Bukit Timah Road (Newton Circle Vicinity)	A pair of Single Storey Semi Detached Approx. 3000Sqft.	Premise Only. District 10. Prime & Centrally Located. Sites Encompass by High End Condo. Vast Potential for Expatriate's Market. Fully Set Up Pre School Centre with Furnitures & Fittings. Full Compliance. Current Configuration: 3 Classrooms, 1 Office, 1 Eating Area, 1 Communal Space, 3 Outdoor Spaces (1 Sandpit, 1 Garden/Playground/Waterplay, 1 Trikes Area) and 1 Art Shed. Capacity: 25 Children. Current Lease Expire: Oct 2012. Immediate.	5000	Nil	150K Neg	 Viewing Preference: Mon - Fri: 2pm to 5pm (1 Day Advance Notice)
CC31	Sembawang Road	Single Storey Bungalow. Land Approx. 8469 Sqft Built In Approx. 2124 Sqft	Premise Only. Located in Mixed Estate of Landed, Condo and HDB. Current Configuration: 4 Classrooms + Office + Kitchen Area + Multi - Purpose Hall + Activity Area and Spacious Outdoor Area. Capacity: 43 Children. Prominent and Easy Access. New Lease. Immediate.	4500	Nil	VTO	 Viewing Preference: Next Viewing Friday (11/5) Between 5pm to 6.30pm.
CC29	Seng Kang	HDB Void Deck Approx. 3766 Sqft.	Premise + Business. Rare!! Profitable!! Fully Operational. Fairly New Renovation. Capacity: 75 (Childcare: 65 & Infant: 10) Current Base: 68 - All Full day. Encompass in Densely Populated New HDB Estate.	26,300	543	550K Neg.	  Expression of Interest Strictly by Email to:  pinhan@michaeltan.com.sg Kindly leave down your name, company name, contact number and brief profile of yourself or your company.
CC27	Jalan Bukit Merah	Light Industrial Building (Pte	Premise Only. Change of Use Obtained. Ground Level. Exclusive Compound. Private Parking. Safe	For Rent \$4.50 psf Neg	Nil	Nil	

		Landlord) Approx. 4200 Sft.	Dropped Off Point. Surrounded by Commercial (Office) and Industrial Building. Bare Unit. Immediate.				Viewing Preference: Flexible (1 Day Advance Notice)
CC28	Ang Mo Kio / Bishan	HDB Shophouse Approx. 1600 Sft (Pte Landlord)	Premise + Business. Cosy & Prominent. Fairly New Renovation. Current Capacity: 18 (Upstairs Only and Potential to Increase at Downstairs) Fully Equipped. Children Base: 13. Lease Expire: Sep 2013. Immediate.	6680	Nil	100K Neg	 Viewing Preference: Mon - Fri: > 7pm Sat: > 2pm. Sun: Flexible (1 Day Advance Notice)
CC26	Braddell	Tech Park 6000Sft	Premise Only. Potential for Childcare & Kindergarten Usage. (Subject to Relevant Authorities Approval). Single Level. Bare Unit. Vacant. Immediate.	For Rent: \$4.50psf	Nil	Nil	 Viewing Preference: Flexible (1 Day Advance Notice)

Kindergarten / Pre School

Ref No.	Location	Type / Area (Sft.)	Description	Current Rental (\$\$)	SCC Maint. (\$\$)	Takeover Fees (\$\$)	Status
K22	Tampines St 43	HDB Shophouse 1475 Sft (2 Storey)	Change of Use Done. Full Compliance. Newly Renovated. Immediate. Balance Lease: 74 Years. Various Option Available. GST Apply. Property for Sale - Asking:\$2 Million Neg.	Nil	Nil	Nil	 Viewing Preference: Flexible (1 Day Advance Notice)
K27	Seng Kang	Single Storey Bungalow Land: Approx: 4370 Sft. BI: Approx. 1533 Sft	Premise Only. Rare!!! (Approved Sites for Student Care/ Childcare & Kindergarten). Located in Mixed Estate of Landed, Condo and Densely Populated HDB Estate. Current Configuration:5 Classrooms + Office + Kitchen + Activity Area with Patio & Garden. New Lease.	7800 Neg	Nil	88K Neg	 Viewing Preference: Mon to Fri: >7pm. Sat & Sun: Flexible (1 Day Advance Notice)
K28	Yishun	HDB Shophouse (2nd Level) Aprox. 950	A) Premise + Business. Approved for Kindergarten Trade. FSSB Cleared & MOE Registered. Fully Set Up. 3 Classrooms + Office + Activity Area. Capacity: 29 Children Per Session.	2500	Nil	A) 35K Neg. B) 25K Neg.	 Viewing Preference:

		Sqft. Pte Landlord	Current Base 10. Tenancy Lease Expire: End May 2013. B) Premise Only. As Above Except Children Base.				Mon to Fri: >2pm. Sat & Sun: Flexible (1 Day Advance Notice)
K26	Upper Thomson Road (Vicinity of Thomson Plaza/Long House Food Court)	Pls Refer to PR53 (Premises Only) for more details	Suit Pri Sch/Kindergarten Trade.	Nil	Nil	Nil	 Viewing Preference: Flexible (1 Day Advance Notice)
K24	Upper Serangoon Road	Pte Building. Multiple Level. Approx. 10,000 Sqft	Premise for Rent: Free Public Awareness. Prominent. Bare Unit. Co-exist with Existing Post Office. Preferred Education Trade. (Subject to Relevant Authorities Approval). Availability: Minimum 3 Months after Acceptance of Offer.	\$5.50psf	Nil	Nil	 Car Park Issue Viewing Preference: Flexible (2 Days Advance Notice)
K21	Upper Paya Lebar Vicinity	Ground Level Shop. Approx. 1830 Sqft	Premise Only. (Subject to Relevant Authorities Approval) Ground Level with Toilest. Bare Unit. Safe Drop-off point. Playground and Open field at the Back of the Unit. Good Frontage. Prominent. Immediate.	5800	Nil	Nil	 Viewing Preference: Flexible (1 Day Advance Notice)
K23	Ang Mo Kio Ave 4.	Pls Refer to PA58 (Premises Only) for more details	Suit Kindergarten Trade.	Nil	Nil	Nil	 Viewing Preference: Flexible (1 Day Advance Notice)
K20	Jalan Besar (Stadium Vicinity)	Pte Building Approx. 4100 Sqft	Premise Only. (Subject to Relevant Authorities Approval) Ground Level with Toilet. Bare Unit. Prominent. Immediate.	15K Neg	Nil	Nil	 Viewing Preference: Flexible (1 Day Advance Notice)

K18	Bukit Timah Road (Newton Circle Vicinity)	A pair of Single Storey Semi Detached Approx. 3000Sqft.	Premise Only. District 10, Prime & Centrally Located. Sites Encompass by High End Condo. Vast Potential for Expatriate's Market. Fully Set Up Pre School Centre with Furnitures & Fittings. Full Compliance. Current Configuration: 3 Classrooms,1 Office,1 Eating Area,1 Communal Space, 3 Outdoor Spaces (1 Sandpit, 1 Garden/Playground/Waterplay, 1 Trikes Area) and 1 Art Shed. Capacity: 25 Children. Current Lease Expire: Oct 2012. Immediate.	5000	Nil	150K Neg	 Viewing Preference: Mon - Fri: 2pm to 5pm (1 Day Advance Notice)
K19	Sembawang Road	Single Storey Bungalow. Land Approx. 8469 Sqft Built In Approx. 2124 Sqft	Premise Only. Located in Mixed Estate of Landed, Condo and HDB. Current Configuration: 4 Classrooms + Office + Kitchen Area + Multi - Purpose Hall + Activity Area and Spacious Outdoor Area. Capacity: 43 Children. Prominent and Easy Access. New Lease. Immediate.	4500	Nil	VTO	 Viewing Preference: Flexible (1 Day Advance Notice)
K17	Jalan Bukit Merah	Light Industrial Building (Pte Landlord) Approx. 4200 Sqft.	Premise Only. Change of Use Obtained. Ground Level. Exclusive Compound. Private Parking. Safe Dropped Off Point. Surrounded by Commercial (Office) and Industrial Building. Bare Unit. Immediate.	For Rent \$4.50 psf Neg	Nil	Nil	 Viewing Preference: Flexible (1 Day Advance Notice)
K16	Braddell Vicinity	Tech Park 6000Sqft	Premise Only. Potential for Childcare & Kindergarten Usage. (Subject to Relevant Authorities Approval). Single Level. Bare Unit. Vacant. Immediate.	For Rent: \$4.0psf	Nil	Nil	 Viewing Preference: Flexible (1 Day Advance Notice)

Student Care							
Ref No.	Location	Type / Area (Sqft.)	Description	Current Rental (\$S)	SCC Maint. (\$S)	Takeover Fees (\$S)	Status
SC68	Bishan Street 22	Pls Refer to PA65 (Premises Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	

SC67	Choa Chu Kang (Yew Tee Sector)	HDB CD Shelter Ground Level Approx. 2000 Sqft.	Practically Renovated with 4 Classrooms + Office Area. Provide Student Care Service with Base of 40. Growth Potential. Tenancy Lease Expire: End Oct 2013. Near Primary & Secondary School. 535 Meters Away from Yew Tee MRT Station. Immediate.	3600	318	88K Neg	 Viewing Preference: Weekdays: > 7pm. Sat & Sun: Flexible. (1 Day Advance Notice)
SC66	Upper Thomson Road (Thomson Plaza Vicinity)	Pls Refer to PA64 (Premises Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	
SC64	Seng Kang	Single Storey Bungalow Land: Approx: 4370 Sqft. Bl: Approx. 1533 Sqft	Premise Only. Rare!!! (Approved Sites for Student Care/ Childcare & Kindergarten). Located in Mixed Estate of Landed, Condo and Densely Populated HDB Estate. Current Configuration: 5 Classrooms + Office + Kitchen + Activity Area with Patio & Garden. New Lease.	7500 Neg	Nil	88K Neg	 Viewing Preference: Weekdays: > 7pm. Sat & Sun: Flexible. (1 Day Advance Notice)
SC65	Yishun	Pls Refer to PA62 (Premises Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	
SC63	Tampines St 33	Pls Refer to PA61 (Premises Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	
SC62	Upper Thomson Road (Vicinity of Thomson Plaza/Long House Food Court)	Pls Refer to PR53 (Premises Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	

SC60	Upper Paya Lebar Vicinity	Pls Refer to PR48 (Premises Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	
SC61	Woodlands (Marsiling MRT Station Vicinity)	Pls Refer to PA57 (Premises Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	
SC57	Jurong East Central (Jurong East MRT Station)	Pls Refer to PA55 (Premises Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	
SC62	Ang Mo Kio Ave 4	Pls Refer to PA58 (Premises Only) for more details	Suit Education Related Trade. 	Nil	Nil	Nil	
SC55	Yishun (Kahtib MRT Station)	Pls Refer to T76 (Premises Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	
SC56	Serangoon North	Pls Refer to PA54 (Premises Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	
SC59	Parkway Parade (Mcdonald's Blk)	Pls Refer to PA56 (Premises Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	
SC58	Choa Chu Kang Ave 2	HDB CD Shelter Approx. 3002 Sqft (Basement)	Just a Stone's Throw Away from School. 6 + 1 Classrooms. Good Facing. Prominent. Providing Student Care Services of Student Base (20). Good Up Keeping. Immediate. Suit Tuition & Enrichment Trade. HDB Tenancy Lease Expire: April 2014.	2500	419	35K Neg	 Viewing Preference: Weekdays: >

							7pm. Sat: > 3pm & Sun: Flexible. (1 Day Advance Notice)
SC54	Bukit Panjang (Vicinity of Green Ridge Shopping Centre)	HDB CD Shelter Ground Level Approx. 1829 Sqft.	Renovated with 3 Classrooms + Dinning Area. Provide Student Care (34), Tuition (9) & Pre Sch (4) Services. Total Student Base of 47. Tenancy Lease Expire: End July 2012..Near Pri School. Immediate.	3300	270	48K Neg.	 Viewing Preference: Tues/Thurs & Fri: > 7pm Sat & Sun: Flexible (1 Day Advance Notice)
SC51	Upper Thomson Road (Thomson Plaza Vicinity)	Pls Refer to PA51 (Premises Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	
SC53	Pasir Ris (Elias Mall Vicinity)	Pls Refer to T74 (Tuition & Enrichment) for more details	Suit Education Related Trade.	Nil	Nil	Nil	
SC52	Yishun (Yishun MRT Station)	HDB Shophouse Approx. 800 Sqft. (Pte Landlord)	Conveniently Located Between 2 Primary Schools and Yishun MRT Station. Provide Student Care and Tuition Services of Student Base 13. Renovated with 3 Classrooms + Reception + Kitchen/ Dinning Area. Lease Expire: Mar 2012 Renewable. Immediate.	1750	Nil	20K Neg	 Viewing Preference: Mon - Fri: > 7.30pm Sat & Sun: Flexible (1 Day Advance Notice)
SC50	Upper Thomson Road (Sin Ming Vicinity)	Pls Refer to PA47 (Premises Only) for more details	Suit Education Related Trade.	3479	588	38K Neg	 

Ref No.	Location	Type / Area (Sqft.)	Description	Main Curriculum	Current Rental (\$\$)	SCC Maint. (\$\$)	Takeover Fees (\$\$)	Status
T97	Bishan Street 22	Pls Refer to PA65 (Premise Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	Nil	SOLD
T90	Market Street (Raffles Place MRT Station)	Pls Refer to PA60 (Premise Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	Nil	SOLD
T85	Towner Road (Next to Boon Keng MRT Station)	Pls Refer to PR51 (Premise Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	Nil	TAKEN
T86	Clementi West St 2	Pls Refer to PR49 (Premise Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	Nil	TAKEN
T87	Jalan Bukit Merah Central	Pls Refer to PR50 (Premise Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	Nil	TAKEN
T96	Choa Chu Kang (Yew Tee Sector)	Pls Refer to SC67 (Premise Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	Nil	SOLD
T95	Upper Thomson Road (Thomson Plaza Vicinity)	Pls Refer to PA64 (Premise Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	Nil	TAKEN
T82	Upper Paya Lebar Vicinity	Pls Refer to PR48 (Premise Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	Nil	TAKEN
T93	Yishun	Pls Refer to PA62 (Premise Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	Nil	SOLD
T78	Choa Chu Kang Ave 1	HDB Commercial Unit Approx. 750 Sqft (Pte Landlord)	Provide Pre School Enrichment Programmes using Multimedia. Primary and Secondary Tuition. Existing Student Base of 65 with 89 Subject Taken. F/Fitted with 2 +1 Rooms + Spacious	Enrichment & Tutorial	3500K Neg	Nil	50K Neg	WITHDRAWN

			Reception Area. Morning Crowd. Lease Expire: Dec 2012. Immediate.					Viewing Preference: Sat > 4pm Sun: Flexible (1 Day Advance Notice)
T89	Ang Mo Kio Central (Ang Mo Kio MRT Station)	Pls Refer to PA59 (Premise Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	Nil	SOLD
T91	Tampines St 33	Pls Refer to PA61 (Premise Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	Nil	WITHDRAWN
T92	Upper Thomson Road (Vicinity of Thomson Plaza/Long House Food Court)	Pls Refer to PR53 (Premise Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	Nil	TAKEN
T83	Woodlands (Marsiling MRT Station Vicinity)	Pls Refer to PA57 (Premise Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	Nil	SOLD
T84	Marine Parade Central	HDB Shophouse 774 Sqft (2nd Level) Pte Landlord	Newly & Practically Renovated. FSSB Cleared. 3 Classrooms + Pantry + Reception + Waiting Area. Self Contained Lavatory. Centrally Located. Prominent. Provide Personalise and Small Group Primary Tuition with Students Base of 20. Tenancy Lease Expire: End Feb 2013. Immediate.	Tutorial	2700	Nil	45K Neg	SOLD Viewing Preference: Mon To Fri: < 6pm Sat: >6pm & Sun: >3pm (1 Day Advance Notice)
T79	Jurong East Central (Jurong East MRT Station)	Pls Refer to PA55 (Premise Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	Nil	SOLD
T76	Yishun (Kahlim MRT Station)	HDB Commercial Shop. #02 Level. Approx. 617 Sqft (Pte Landlord)	FSSB Cleared. 3 Classrooms + Reception Area. Provide JC, Sec. & Pri. School Tuition. Student Base 50 and 86 in Terms of Subject Taken. . Mainly Primary Student. Lease Expire: Sep 2013.Immediate. .	Tutorial	2000	Nil	35K Neg.	SOLD 

								Viewing Preference: Mon to Fri < 4pm Sat & Sun > 4pm (1 Day Advance Notice)
T88	Ang Mo Kio Ave 4	Pls Refer to PA58 (Premise Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	Nil	
T72	S'pore Shopping Ctr (Dhoby Ghaut MRT Station)	Shopping Mall Approx. 390 Sqft	Tutors' Choice. Set Up with 2 Room + Reception Area. Provide Sec. & Pri. School Tuition. Small Group (1:4) and Personalise (1:1). Student Base 11. Good Fees. Profitable. Lease Expired: End Dec 2012 (Renewable). Immediate.	Tutorial	2400	Nil	25k Neg	 Viewing Preference: Tues / Wed & Sat (1 Day Advance Notice)
T77	Serangoon North	Pls Refer to PA54 (Premise Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	Nil	
T80	Parkway Parade (Mcdonald's Blk)	Pls Refer to PA56 (Premise Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	Nil	
T81	Choa Chu Kang Ave 2	Pls Refer to SC58 (Premise Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	Nil	
T71	Changi Road (Next to AIA Building)	Pls Refer to PA52 (Student Care) for more details	Suit Education Related Trade.	Nil	Nil	Nil	Nil	
T69	Upper Thomson Road (Thomson Plaza Vicinity)	Pls Refer to PA51 (Premises Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	Nil	
T75	Seng Kang	HDB Void Deck Commercial Unit. Approx. 900 Sqft.	Rare!! Profitable!! 'Auto Pilot' Full Compliance (URA / FSSB / MOE) Established. 6 Years History. Self Contained & Practical Set Up with 3 Classrooms+ Reception &	Tutorial & Enrichment	4180	138	188K Neg	 Viewing Preference:

			Lavatory. Provide Pre Sch, Pri. & Sec. Tuition & Enrichment Courses. Existing Base of 226 Students with Total Subject of 425 Taken. Tenancy Lease Expire: March 2015. Immediate.					Sat After 4pm & Sun After 3pm. (1 Day Advance Notice)
T74	Pasir Ris (Elias Mall Vicinity)	HDB CD Shelter Ground Level Approx. 1884 Sqft.	Just a Stone's Throw Away from Sec & Pri. School). FSSB Cleared. Renovated with 5 Classrooms + Reception Area. Provide Tuition & Enrichment Services for Primary & Secondary School. Student Base of 95 Headcounts & 150 Subjects. Conducive. Ambience. Tenancy Lease Expire: Aug. 2013. Immediate.	Tutorial & Enrichment	3950	284	88K Neg.	 Viewing Preference: Weekday Before 2pm. Sat After 4pm & Sun Flexible. (1 Day Advance Notice)
T73	Sophia Road (Peace Ctr)	Pls Refer to PA53 (Student Care) for more details	Suit Education Related Trade.	Nil	Nil	Nil	Nil	
ER9	Serangoon Road (Vicinity of Race Course Rd) - (Farrer Park MRT Station)	Approx. 800 Sqft. Pte Landlord (Ground Level)	Approx. 100 Meter Away from Farrer Park MRT. Motessori Set Up. Provides Pre School & Enrichment (22) + Primary Tuition (5). Tenancy Lease Expire: July 2012. Immediate.	Enrichment for Pre Schooler	4000	Nil	32K Neg	 Viewing Preference: Weekdays After 4.30pm & Sat After 1.30pm
T70	Yishun (Yishun MRT Station)	Pls Refer to SC52 (Student Care) for more details	Suit Education Related Trade.	Nil	Nil	Nil	Nil	
ER11	Upper Thomson Road (Sin Ming Vicinity)	Pls Refer to PA47 (Premises Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	Nil	 
T67	Woodlands	Pls Refer to PR43 (Premises Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	Nil	

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

F1	Upper Bukit Timah Rd	Shopping Mall 463 Sqft	Enrichment Franchise: Profitable!!! Under a Franchise of Reputable Establishment (38 Branches in Singapore) Wide Range of Specialise Resources from Pre Sch to Tertiary Studies. Full Training/Support/ Materials. Open Concept Set Up. Ctral Air Con. Cosy Ambience with Existing Student Base (45).Immediate. Tenancy Lease Expire:Dec 2012.	2500	Nil	20K Neg	 Viewing Preference: Flexible (1 Day Advance Notice)
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Linguistics / Others							
Ref No.	Location	Type / Area (Sqft.)	Description	Current Rental (\$\$)	SCC Maint. (\$\$)	Takeover Fees (\$\$)	Status
ERF1	Nil	Nil	Enhanced Registration Framework (ERF) School for Takeover with Approved Adanced Diploma and Preparatory Courses for International English Language. Clean Record. Teaching Materials. License Expire May 2014. Immediate.	Nil	Nil	68K Up (100%)	 
BFS1	Nationwide Pri & Sec School	Nil	More Details	Nil	Nil	318K (100%) or Sale of Part Shares Considered	

Premises Only								
Ref No.	Location	Type / Area (Sqft.)	Description	For Rent (\$\$)	Current Rental (\$\$)	SCC Maint. (\$\$)	Takeover Fees (\$\$)	Status
PA66	Hougang (Kovan) (Kovan MRT Station)	2 Adjoining Units. HDB Commercial Unit. Approx. 1400 Sqft	FSSB Cleared. F/Fitted. 4 Classrooms + Reception + Store & Toilet. Good Frantage. Lease Expire: Dec 2014	Nil	2800	236	48K Neg	 Viewing Preference: Flexible (1 Day Advance Notice)
PA65	Bishan Street 22	Approx. 794 Sqft. HDB Shophouse. 2nd Level. (Pte Landlord)	Good Facing. FSSB Cleared. Approved to Operate as Tuition & Enrichment Trade. Renovated. Configure with 2 Classrooms with Attached Lavatory. Fresh Lease. Available: Immediate.	2.7K	Nil	Nil	15K Neg	 Viewing Preference: Flexible (1 Day Advance Notice)

PA60	Market Street (Raffles Place MRT Station)	Pte Building 'Golden Shoes Carpark' 2800 Sqft	Centrally Located. FSSB Cleared. Fully Set Up. 8 Classrooms. Central Air Con. All Classrooms Network Ready. Available: Immediate. Tenancy: Fresh Lease.	\$5.5psf (Include Rent + Service Charge) Neg	Nil	Nil	35K Neg	 Viewing Preference: Mon - Fri: 9am - 6pm Sat & Sun: Flexible. (1 Day Advance Notice)
PR52	Upper Serangoon Road	Pte Building. Multiple Level. Approx. 10,000 Sqft	Free Public Awareness. Prominent. Bare Unit. Co-exist with Existing Post Office. Preferred Education Trade. (Subject to Relevant Authorities Approval). Availability: Minimum 3 Months after Acceptance of Offer.	\$5.50psf	Nil	Nil	Nil	 Viewing Preference: Flexible (2 Days Advance Notice)
PR51	Towner Road (Next To Boon Keng MRT Station)	HDB Shophouse . 2nd Level. Approx 1900 Sqft	Free Public Awareness. Prominent. Bare Unit. Co-exist with Existing Post Office. Preferred Education Trade. (Subject to Relevant Authorities Approval). Availability: Minimum 3 Months after Acceptance of Offer.	\$4.50psf Neg	Nil	Nil	Nil	 Viewing Preference: Flexible (2 Days Advance Notice)
PR50	Jalan Bukit Merah Central	HDB Commercial Unit. 2nd Level. Approx 820 Sqft	Free Public Awareness. Prominent. Bare Unit. Co-exist with Existing Post Office. Preferred Education Trade. (Subject to Relevant Authorities Approval). Availability: Minimum 3 Months after Acceptance of Offer.	\$4.50psf Neg	Nil	Nil	Nil	 Viewing Preference: Flexible (2 Days Advance Notice)
PR49	Clementi West St 2	HDB Shophouse 2nd Level. Approx 750 Sqft	Free Public Awareness. Bare Unit. Co-exist with Existing Post Office. Preferred Education Trade. (Subject to Relevant Authorities Approval). Availability: Availability: Minimum 3 Months after Acceptance of Offer.	\$4.50psf Neg.	Nil	Nil	Nil	 Viewing Preference: Flexible (2 Days Advance Notice)
PA64	Upper Thomson Road (Thomson Plaza Vicinity)	Shop Space Ground Level. Approx. 1120 Sqft. Pte Landlord	FSSB Cleared. F/Fitted. 3 Classrooms + Reception + Store & Toilet. Good Frantage. New Lease. Available: 1/12/12	3800 Neg	Nil	Nil	22K Neg	 Viewing Preference: Tues To Fri: 12pm To 5.30pm. Sat: 10am To 5.30pm & Sun: 12pm To 3pm (1 Day Advance Notice)

PA62	Yishun	HDB Shophouse (2nd Level) Aprox. 950 Sqft. Pte Landlord	Approved for Kindergarten Trade. FSSB Cleared & MOE Registered. Fully Set Up. 3 Classrooms + Office + Activity Area Tenancy Lease Expire: End May 2013. Immediate.	Nil	2500	Nil	25K Neg	 Viewing Preference: Mon to Fri: >2pm. Sat & Sun: Flexible (1 Day Advance Notice)
PA61	Tampines St 33	HDB CD Shelter (Ground Level) Approx. 1900 Sqft.	Urgent!! Bare Unit. Suitable for all Education Related Trade Except Childcare. Near Primary & Secondary School. Tenancy Lease Expire: Aug 2015. Immediate.	Nil	7888	303	\$0	 Viewing Preference: Flexible (1 Day Advance Notice)
PA59	Ang Mo Kio Central (Ang Mo Kio MRT Station)	Shopping Mall 872 Sqft	Centrally Located. High Human Traffic Mall. FSSB Cleared. Full Set Up. 4 Classrooms. Available: 1/12/12. Tenancy: Fresh Lease.	\$12psf (Include Rent + Service Charge + A&P)	Nil	Nil	58K Neg	 Viewing Preference: Flexible (1 Day Advance Notice)
PR53	Upper Thomson Road (Vicinity of Thomson Plaza/Long House Food Court)	Ground Level Approx. 1650 Sqft. Pte Landlord	Good Frontage. Prominent. Bare Unit. Available: 1st Oct 2012. Fresh Lease. Suit Education related trade. (Subject to Relevant Authorities Approval).	9200 Neg (\$5.50psf)	Nil	Nil	Nil	 Viewing Preference: Flexible (1 Day Advance Notice)
PR48	Upper Paya Lebar Vicinity	Ground Level Shop. Approx. 1830 Sqft	Premise Only. (Subject to Relevant Authorities Approval) Ground Level with Toilest. Bare Unit. Safe Drop-off point. Good Frontage. Prominent. Immediate.	5800	Nil	Nil	Nil	 Viewing Preference: Flexible (1 Day Advance Notice)
PA57	Woodlands (Marsiling MRT Station Vicinity)	HDB Shophouse 2nd Level. Approx. 750 Sqft.	Change of Use Done - Commercial School (Student Care Centre), FSSB Cleared. Renovated & Full Set Up. Fresh Tenancy Lease. Available: 1/10/12.	Nil	2300	Nil	15K Neg.	 Viewing Preference: Flexible (1 Day Advance Notice)
PA58	Ang Mo Kio Ave 4	HDB CD Shelter (Ground	FSSB Cleared. Renovated with 3 Spacious Classrooms + Reception & Office Area.	Nil	3650	284	20K Neg.	

		Level) Approx. 1970 Sqft.	Suitable for all Education Related Trade. Tenancy Lease Expire: June 2015. Immediate.					Viewing Preference: Flexible (1 Day Advance Notice)
PA55	Jurong East Central (Jurong East MRT Station)	988 Sqft (HDB Commercial Unit)	Rare!!! Approved Use as Commercial School. FSSB Cleared. Full Set Up with 3 Classrooms + Office + Reception Area. Good Up Keeping. Lease Expire: Jan 2014. Immediate.	Nil	2500	227	88K Neg	 Viewing Preference: Flexible (1 Day Advance Notice)
PA54	Serangoon North	HDB Commercial Unit. Ground level. Approx. 1700 Sqft	FSSB Cleared. A1 Upkeeping. F/Fitted. 7 Classrooms + Reception + Store & Toilet. Emcompassed by Densely Populated HDB Estate. Compliment with others Retails & F&B Outlets. Near Good School. Lease Expire: Dec 2014. Premise Available: 1st Aug 2012.	Nil	5600	495	48K Neg	 Viewing Preference: Mon to Fri: < 2pm. Sat & Sun: > 6pm. (1 Day Advance Notice)
PA56	Parkway Parade (Mcdonald's Blk)	1130 Sqft (Pte Landlord)	FSSB Cleared. A1 Upkeeping. F/Fitted with Furnishing. 5 Classrooms + Reception + Store. Lease Expire: April 2014. Immediate. Well known Education Hub in East !!	Nil	4746	Nil	30K Neg	 Viewing Preference: Tue/Wed/Fri: Fr 8.30am to 5.30pm. Sat/ Sun: 10am to 2pm. (1 Day Advance Notice)
PA52	Changi Road (Next to AIA Building)	Office Building 1270 Sqft (Pte Landlord)	FSSB Cleared. F/Fitted. 4 Classrooms + Reception Area. Ctral Air Con. Current Trade: Education. New Lease. Immediate. 350 Meter From Eunos Bus Interchange & MRT Station.	4.6K Neg.	Nil	Nil	Nil	 Viewing Preference: Flexible (1 Day Advance Notice)
PA51	Upper Thomson Road (Thomson Plaza Vicinity)	Ground Level Shop Space. Approx. 1000 Sqft (Pte Landlord)	FSSB Cleared. MOE Registered. Glass Frontage. Prominent. Renovated with 4 Rooms + Pantry + Lavatory & Reception Area. A1 Up Keeping. Current Trade: Education & Children Sport Related Trade. Lease Expire:	Nil.	4500	Nil	25K Neg.	 

			Jan 2013 or New Lease. Immediate.					 Viewing Preference: Flexible (1 Day Advance Notice)
PA53	Sophia Road (Peace Ctr)	Commercial Building. Approx. 1500 Sqft.	FSSB Cleared & MOE Registered. 4 Classrooms + Reception + Pantry. Suit All Education Related Trade. Lease Expire: May 2012 (Renewable). Immediate.	Nil	3900	Nil	15K Neg.	
PA47	Upper Thomson Road (Sin Ming Vicinity)	980 Sqft Commercial Unit (By Far East)	Existing Education Premise. Quality & Practically Renovated. FSSB Cleared. 3 Classrooms + Reception + Office. Wide Glass Frontage. Conveient Drop off. Ample Parking Lots. Lease Expire: June 2012. Available: Dec 2011.	Nil	3479	588	38K Neg	 Viewing Preference: Mon - Fri: 9am -11am or 6pm - 7pm. Sat: After 4.30pm
PR43	Woodlands	280 Sqft. Pte Landlord	Tutors' Choice. MOE Registered. FSSB Cleared. Within a Condominium of 248 Units. Full Set Up with 1 Room + Reception Area. Lease & C.O.U. Expired: End Dec 2011 (Renewable). Immediate.	1200 Neg	Nil	Nil	12k Neg	 Viewing Preference: Flexible (1 Day Advance Notice)

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