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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 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
CC68	Sembawang	Single Storey Detached Built-up approx 1,292 sq. ft. Elevated with Playground	For Takeover - Premise + Business Approved Profitable Childcare Centre 3 classrooms & kitchen area FSSB Cleared Enclaved in densely populated condo/HDB/landed Capacity : 29 full cap Lease expiring March 2017	4,300	Nil	130k Neg	SOLD Viewing Preference: Weekday: >7pm. Sat: >2pm & Sun: Flexible (1 Day Advance Notice)
CC61	Katong Shopping Centre	Shopping Mall Approx. 4833 Sqft	For Rent - Premise Only Approved Childcare Site with Full Authorities Compliances	19,332 (\$4 psf)	Nil	Nil	TAKEN

			and Outdoor Play Area. Bare Unit. Exclusive Lift Landing & Car Parking at Doorstep. Available: Immediate.				Building is in the process of Collective Sales (ST 08/06/16) Viewing Preference: Mon - Sat: Flexible (1 Day Advance Notice)
CC69	Jurong West	HDB. Approx. 3337 Sqft	For Takeover - Premise + Business Profitable!!! Rare!!! Capacity: 70. Full Capacity. Established. Strong Foothold Enclaved in densely HDB Estate. Lease expire: May 2018	8,100	535	548K Neg	 Viewing Preference: Wed: >7.30pm. Sat: >2pm & Sun: Flexible (1 Day Advance Notice)
CC70	Redhill / Bukit Merah	B1 Approx. 3000Sqft	For Takeover - Premise + Business Newly & Practically Set-Up. Capacity. 40. Good Frontage. Easy Access. Lease expire: Nov 2018. Immediate.	15,500	Nil	128K Neg.	 Viewing Preference: Mon to Fri: >7.30pm. Sat: >2pm & Sun: Flexible (1 Day Advance Notice)
CC65	Sembawang	A Pair of Semi Detached Houses. Total Land Size: Approx. 6450 Sqft	For Rent - Premises Single Storey "Old House" Character & Charm. Country Style. Spacious Garden + 5 Rooms + Backyard + Lavatories. Availability: 1st Jan 2017. Approved Childcare / Kindergarten Site.	For Rent 10.2 K Neg	Nil	Nil	 Viewing Preference: Mon to Fri: Between 1pm to 2pm Only (1 Day Advance Notice)

CC63	Punggol	HDB Commercial Unit Approx. 5000 Sqft	For Takeover - Premise + Business One of the Most Sought-After Estate. Profitable!! ROI: < 5 Years. New and Densely Populated. Approved Capacity:110. Children Base Almost Filled. Practically Configured. Playground at Doorstep. Lease Expire:Jun 2018. Convenience and Easy Access. Immediate.	38K	856	1.52M Neg. (100%)	 Viewing Preference: Mon to Fri: >7.30pm. Sat: > 2.30pm & Sun: Flexible. (1 Day Advance Notice)
CC60	Upper Thomson Road (Sembawang Hills Estate)	Detached House Land: Approx. 4390 Sqft. Built Up: 6800 Sqft	For Rent - Premise Only Potential Sites for Childcare / Kindergarten Trade. (Subject to Relevant Authorities Approval) Bare Units. Available: 1/7/16.	16K Neg	Nil	Nil	 Viewing Preference: Flexible (1 Day Advance Notice)
CC57	Hougang	Within a Condominium Approx. 1496 Sqft	For Rent - Premise Only Approved Childcare Site with Full Authorities Compliances and Outdoor Play Area. Bare Unit. Available: Immediate.	7.80 psf Neg	Nil	Nil	 Viewing Preference: Flexible (1 Day Advance Notice)
CC51	Sembawang / Yishun	B1 Light Clean Industry. Various Sizes from 2,250 Sqft to 12,250 Sqft	For Rent - Premise Only Potential Sites for Childcare / Kindergarten Trade. (Subject to Relevant Authorities Approval) Bare Units. Immediate.	2.1 psf Neg	Nil	Nil	 Viewing Preference: Mon - Sun: Flexible (1 Day Advance Notice)

CC55	Financial District (CBD) (Raffles Place MRT Station)	Pte Commercial Building. Approx. 3928 Sqft	Premise Only Existing Childcare Site. Full Compliance. Childcare Setting. Available: End June 2016. Fresh Lease.	15,712 4 psf	Nil	88K Neg	 Viewing Preference: Sat & Sun: Flexible (1 Day Advance Notice)
CC32	Ang Mo Kio	B1 Light Clean Industry. Approx. 4306 Sqft	For Rent - Premise Only Potential Sites for Childcare / Kindergarten Trade. (Subject to Relevant Authorities Approval) Bare Units. Immediate.	3 psf Neg	Nil	Nil	 Viewing Preference: Mon - Sun: Flexible (1 Day Advance Notice)
CC50	Pasir Ris Vicinity	Double Storey Semi Detached House. Area Approx. 2454 Sqft	Premise + Business For Takeover. Full Set Up. Capacity: 42. Children Base 15 (2016). Lease Expire: June 2016. New Lease. Immediate.	6000	Nil	398K Neg	 Viewing Preference: Mon - Fri > 7.30pm Sat: > 2pm. Sun: Flexible (1 Day Advance Notice)
CC53	Punggol	HDB Void Deck. Area Approx. 2971 Sqft	Premise + Business For Takeover. Rare!!! Profitable!!! Fully Operational. Capacity: 64. Children Base 64 with Waiting List. Lease Expire: Aug 2016. Immediate.	10,500	560	850K Neg	 Viewing Preference: Mon - Fri > 7.30pm Sat: > 2pm. Sun: Flexible (1 Day Advance Notice)
CC46	Jurong West	HDB Shophouses. Approx. 2365 Sqft	For Rent/Takeover - Premise + Business Newly and Fully Set Up Childcare Centre. Capacity 55 (Additional Space Available). Children Base:	10.5K	Nil	248K Neg	 Viewing Preference:

			10. Densely Populated HDB Estate. New & Long Lease Possible. Immediate.				Mon - Fri > 7pm. Sat > 2pm. Sun: Flexible (1 Day Advance Notice)
CC62	Serangoon (District 19)	Landed. Land: Approx. 2100 Sqft. Built Up: 3700 Sqft	For Takeover - Premise + Business Profitable!! Approved Capacity: 43. Full House. Conducive Environment / Neighbourhood. 5+1 Classrooms + Kitchen + Outdoor Play Area. Good Up Keeping. Fresh Lease . Availability: Jan 2017.	6000	Nil	450K Neg	 Viewing Preference: Sat: 5pm to 6pm & Sun: 4.30pm to 5.30pm. Flexible (1 Day Advance Notice)
CC27	(District 20) Ang Mo Kio / Bishan	Approx. 9,000 Sqft. (Pte Landlord)	Premise + Business For Takeover. Fully Operational!!! Provide Childcare Services. Capacity: 115 Current Base: 68. Premises with Exclusive Private Outdoor Play Area. Lease Expire: Mar 2018. Immediate.	18,800	Nil	\$800K Neg	 Viewing Preference: Mon - Fri > 7pm Sat: > 2pm. Sun: Flexible (1 Day Advance Notice)
CC52	District 10	2 Storey Bungalow House. Land Approx. 7479 Sqft	For Takeover - Premise + Business Prestige Residential Home District. One of the Most Sought-After Location. Expatriate Favorites. Approved Capacity: 76. Conducive Environment. Children Base 30 Filled. Practically Configured with 7 Classrooms + Kitchen + Office. A1 Up Keeping. Outdoor Playground, Sandpit, Science Corner. Lease Expire: Dec 2016. Fresh lease Possible. Immediate.	29K	Nil	298K Neg	 Viewing Preference: Mon - Sun: Flexible (2 Days' Advance Notice)
CC49	Bukit Batok / Hill view Vicinity	Double Storey Semi Detached House. Area Approx. 2200 Sqft	Premise + Business For Takeover. Profitable!!! Homely & Cosy. Well Kept. Full Set Up. Current Configuration: 3 Classrooms + Office + Kitchen Area + Multi -	6,800	Nil	350K Neg	 Viewing Preference:

			Purpose Hall + Activity and Outdoor Area. Capacity: 54 Children. Children Base 29 (2016). Lease Expire: Mar 18. Immediate.				Mon - Fri > 7.30pm Sat: > 2pm. Sun: Flexible (1 Day Advance Notice)
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Kindergarten / Pre School							
Ref No.	Location	Type / Area (Sqft.)	Description	Current Rental (\$S)	SCC Maint. (\$S)	Takeover Fees (\$S)	Status
PS7	Jurong West	HDB Shophouses (Ground Level) Approx: 828 Sqft	For Takeover - Premise + Business. Renovated with 3 Classrooms. Provide Pre-School & Enrichment. FSSB Cleared & MOE Registered. Fully Operational. Lease Expire : Oct 2016	\$4300	160	55K Neg	 Viewing Preference: Mon-fri : After 2pm Sat / Sun : after 12pm (1 Day Advance Notice)
KG30	Ang Mo Kio	B1. Area: Approx: 1800 Sqft.	Premise + Business Profitable!! Turnkey Business. Fully Operational. Capacity: 40 Per Session. Current Base 39. Growth Potential. Conveniently Located. Easy Access. Lease Expire: Dec 2017 + 2 Years	7400	Nil	120K Neg	 Viewing Preference: Mon to Fri: After 5pm and Sat / Sun: Flexible (1 Day Advance Notice)
PS8	Woodlands (Woodlands MRT Station)	HDB Commercial Building. Approx. 1356 Sqft	For Takeover - Premise + Business. Profitable!! Turnkey Business. Renovated with 5 Classrooms + Reception Area. Provide Pre-School & Enrichment. FSSB Cleared & MOE Registered. Fully Operational. ROI: 2.5 Yrs Lease Expire : April 2017	\$5912 (Include SCC)	Nil	288K Neg	 Viewing Preference: Sat : After 6pm. Sun: Flexible. (1 Day Advance Notice)

KG26	Woodlands	HDB CD Commercial Unit (Ground Level) Approx: 2539 Sqft	For Takeover - Premise + Business. Profitable!!! Rare!!! Capacity: 60 Per Session. A1 Up Keeping. Renovated with 5+1 Classrooms. Provide Kindergarten & Enrichment Services. FSSB Cleared & MOE Registered. Fully Operational. Lease Expire: July 2018. Subject Premise is Approved to Operate Childcare Services.	\$3,700	310	380K Neg	 Viewing Preference: Mon-fri : After 5.30pm Sat: > 12.30pm & Sun: Flexible (1 Day Advance Notice)
KG28	Sembawang	A Pair of Semi Detached Houses. Total Land Size: Approx. 6450 Sqft	For Rent - Premises Single Storey "Old House" Character & Charm. Country Style. Spacious Garden + 5 Rooms + Backyard + Lavatories. Availability: 1st Jan 2017. Approved Childcare / Kindergarten Site.	For Rent 10.2 K Neg	Nil	Nil	 Viewing Preference: Mon to Fri: Between 1pm to 2pm Only (1 Day Advance Notice)
KG24	Jurong West	HDB Void Deck Approx: 2562 Sqft	For Takeover - Premise + Business. Established. In Operation for 20 Years. Capacity: 96 Per Session. Current Base: 83 Children. Lease Expire: June 2017.	\$5600/-	421	150K	 Viewing Preference: Mon - Fri > 7pm Sat: > 2pm. Sun: Flexible (1 Day Advance Notice)
KG25	Bt Timah (Vicinity of Bt Timah Plaza)	Single Storey Bungalow House. Land Approx. 4672 Sqft	For Takeover - Premise Only Rarely Available!!! A1 Up Keeping. Newly Set Up with Outdoor Play Area. Fully Air Con. Cosy Environment. Capacity: 50 Children Per Session. Surrounded by Landed and Condominium (Mid to High End Cluster). Lease Expire: Oct 2018.	5,500	Nil	168K Neg	 Viewing Preference: Flexible (1 Day Advance Notice)

KG22	District 10	2 Storey Semi Detached House Land Approx. 5215 Sqft Built In: 4018Sqft	Well Established Since 1993. Home Away From Home Pre School. Cater Mainly for Expatriate Kids. Conducive Environment. Practically Set Up. A1 Up Keeping. Capacity: 110 Children Per Session. New Lease. Potential to Convert for Childcare Usage Subject to relevant Authority Approval.	28K	Nil	400K Neg	 Expression of Interest Strictly by Email to:  pinhan@michaeltan.com.sg
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Student Care							
Ref No.	Location	Type / Area (Sqft.)	Description	Current Rental (\$\$)	SCC Maint. (\$\$)	Takeover Fees (\$\$)	Status
SC49	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 36. Growth Potential. Tenancy Lease Expire: End Oct 2016. Near Primary & Secondary School. 535 Meters Away from Yew Tee MRT Station. Immediate.	3700	315	55K Neg	 Viewing Preference: Mon - Fri: After 7pm. Sat & Sun: Flexible (1Day Advance Notice)
SC45	Pasir Ris	HDB CD Shelter (Ground Level). Approx. 2100 Sqft	Provides Student care Services. Student Base 12. Fully Fitted. 4 Classrooms. Lease Expire: May 2016. Immediate.	3832	375	35K Neg	 Viewing Preference:
	Tampines	HDB CD Shelter (Ground Level). Approx. 1808 Sqft	Provides Student care Services. Student Base 27. Fully Fitted. 4 Classrooms. Lease Expire: May 2017. Immediate.	3450	300	35K Neg	Flexible (1Day Advance Notice)
SC47	Pasir Ris	HDB CD Shelter Approx. 2550	Homely Environment. Cosy Ambience. Profitable. Provides	2,400	432	118K Neg	

		Sqft	Student care Services. Student Base of 56. Fully Fitted. 5 Classrooms + Office and Admin Area. FSSB Cleared. Good Up Keeping. Lease Expire: Nov 2016. Near School. Growth Potential. Immediate.				 Viewing Preference: Sat: After 5.30pm & Sun After 3.30pm. (1Day Advance Notice)
SC46	Hougang	HDB CD Shelter Approx. 3077 Sqft	Provides Student care Services. Student Base of 14. Fully Fitted. 4 Classrooms. Lease Expire: April 2017. Near Primary School. Immediate.	2600	521	35K Neg	 Viewing Preference: Tues / Wed & Thurs: 7pm to 9.30pm Sat: 9am to 6pm (1Day Advance Notice)
SC44	Woodlands	HDB Shophouses. Approx. 900 Sqft	Profitable!!! "Auto Pilot" Homely Environment. Provides Student care, Pre School & Tuition Services. Total Student Base of 54 for 2016. Fully Fitted. 3 Classrooms. Lease Expire: Aug 2017. Immediate.	2200	Nil	88K Neg	 Viewing Preference: Mon to Fri: > 7.30pm Sat: > 2pm & Sun: Flexible (1Day Advance Notice)

Tuition & Enrichment

Ref No.	Location	Type / Area (Sqft.)	Description	Main Curriculum	Current Rental (\$\$)	SCC Maint. (\$\$)	Takeover Fees (\$\$)	Status
T79	Geylang Bahru (Near	HDB Shophous	Renovated with 3 classrooms & reception area	Tutorial	3,300 (nett)	Nil	58k neg	

	future down town line)	Approx 800 sq. ft.	Student base 70 EMS for Primary to JC Profitable Enclaved in densely populated matured estate Near to eateries/schools Lease expiring February 2017					 Viewing Preference: Viewing 1 day advance notice Weekdays < 4pm Friday and Sun - flexible
T77	Serangoon Garden	Shophouse.. Approx. 1500 Sqft .(Pte Landlord)	FSSB Cleared. Fitted up with 3 Classrooms + Reception area+ lavatory with shower rooms. Student Base: Optional (Pri to JC). Safe Drop off. Lease Expirie: Dec 2016.	Tutorial	4,500	Nil	50K Neg	 Viewing Preference: Flexible (1 Day Advance Notice)
T71	Tampines	HDB CD Shelter . Ground Level. Approx. 800 Sqft (Share Premise Yet Privacy)	Rare!!! Stone Throw Away to Primary School. Renovated.Open Concept. Provide Primary & Secondary School Tuition. Subject: English & Maths with Student Base of 17 Headcount. Fresh Lease. Immediate.	Tutorial	2000	Nil	20K Neg	 Viewing Preference: Flexible (1 Day Advance Notice)
T75	Woodlands	HDB Commercial Unit. Area: Approx. 990 Sqft	Renovated with 3 Classrooms + Reception Area. FSSB Cleared. MOE Registered. Provides Primary & Secondary School Tuition. Student Base of 50 Headcount. Lease Expire: May 2019.	Tutorial	1650	164	58K Neg	 Viewing Preference: Flexible (1 Day Advance Notice)
T74	Bedok South	HDB Shophouses. Approx. 1179 Sqft	Turnkey Business. " Auto Pilot" 6 years in Business. Profitable. Less Than 2 Years R.O.I. Renovated with 3 Classrooms + Office + Admin + Holding Area. Provides Primary & Secondary School Tuition.	Tutorial	4000	Nil	180K	

			Subject: E/M/S with 228 "Subject Count". FSSB Cleared. Lease Expiring Nov 2017. Immediate.					Viewing Preference: Mon to Fri: Before 12pm. Sat & Sun: After 6.30pm. (1 Day Advance Notice)
T68	Bukit Panjang	HDB Commercial Unit. Approx. 1700Sqft	Do Not Missed! Average Profit of \$19.5K Per Month in 2015 Record. Well Established for More Than 15 Years. Good Reputation by Words of Mouth from Parents. Densely Surrounded by HDB Flats and Many Upcoming BTO HDB Flats. Less Than 5 Years Return of Investment (ROI). Currently Only Dealing in Pre School and Primary School Courses. Growth Potential to Shorten the Return by Maximize the Profit in the Area of Secondary School Courses.	Tutorial	7000	664	1.15 Million	WYTHDRAWN Expression of Interest Strictly by Email to:  pinhan@michaeltan.com.sg Kindly leave down your name, company name, contact numbers and brief profile of yourself or your company. Thank you.
T83	Jurong West	HDB Sublease from Landlord CD Shelter 463 sq. ft.	2 classrooms with reception area Tutorial, Primary to Secondary FSSB Cleared/MOE Registered Students base approx 10	Tutorial	1,700	Nil	20K Neg	SOLD Viewing Preference: Flexible (1 Day Advance Notice)
T70	Ang Mo Kio	HDB Commercial Unit. Approx. 1582 Sqft	Renovated with 3 Classrooms. Provide Primary & Secondary School Tuition. Subject: E/M/S/C with Student Base of 60 Headcount FSSB Cleared. Lease Expiring July 2018. Immediate.	Tutorial	2,400	242	80K Neg	SOLD Viewing Preference: Flexible (1 Day Advance Notice)
T78	Bukit Batok East	HDB Commercial Unit. Approx. 1410 Sqft	Renovated with 4 +1 Classrooms. Provide Primary & Secondary	Tutorial	2,000	234	120K	

			School Tuition and Student Care Services. Subject: Taught: E/M/S/C with Student Base of 50 as Headcount and 120 in term of Subject Taken. FSSB Cleared. Lease Expre: Aug May 2018. Immediate.					 Viewing Preference: Flexible (1 Day Advance Notice)
T72	Choa Chu Kang	HDB CD Shelter. Approx. 1991 Sqft	Turnkey Business. "Auto Pilot" 6 years in Business. Profitable. Less Than 18 Months R.O.I. Renovated with 3 Classrooms + Office + Admin Area + Cosy Reading Room. Provide Primary to JC Tuition. Subject: E/M/S/C with Student Base of 143 Headcount with 236 "Subject Count". FSSB Cleared. Lease Expiring Sep 2017. Immediate.	Tutorial	3,750	325	198K	 Viewing Preference: Mon to Fri: Before 12pm. Sat & Sun: After 7pm. (1 Day Advance Notice)
T73	Hougang Ctral (Hougang MRT Station)	HDB Shophouses Approx. 750 Sqft (2nd Level)	Good Up Keeping. Renovated with 3 Classrooms + Reception Area. Provides Primary & Secondary School Tuition with Student Base of 24 Headcount and 40 Subjects Taken. Lease: New Term. Immediate.	Tutorial	2500	Nil	50K Neg	 Viewing Preference: Flexible (1 Day Advance Notice)
T65	Woodlands Ave 1	Commercial Building. Approx. 800 Sqft	Rarely Available!!! Nicely renovated and fully set up. Enrichment Learning Centre for Nursery to Primary. 3 classrooms + reception Auto Pilot with students base 54 FSSB Cleared. MOE Registered Lease Expiring March 2016. Immediate	Enrichment	3450	Nil	80K Neg	 Viewing Preference: Weekdays: After 7pm. Sat & Sun: Flexible (1 Day Advance Notice)

E1	Marine Parade. Parkway Centre	Commercial Unit. Area: Approx. 830 Sqft	Turnkey speech / oral and soft skills communication training for children. Fully renovated with 3 classrooms and reception area.FSSB Cleared. Franchise. Students base 100 Rarely Available / Profitable Lease Expire : April 2017	Enrichment	4,600	Nil	180K Neg	 Viewing Preference: Flexible (1 Day Advance Notice)
T66	Potong Pasir	HDB Commercial Unit. Approx. 780 Sqft	Fully Set Up With 2 Classrooms + Admin Office + Pantry + Lavatory.+ Storeroom. Provides Tuition Services from Sec & JC. Lease Expire Aug 2018. Immediate Takeover	Tutorial	1500	129	85K Neg	 Viewing Preference: Flexible (1 Day Advance Notice)

Franchise							
Ref No.	Location	Type / Area (Sqft.)	Description	Current Rental (\$\$)	SCC Maint. (\$\$)	Takeover Fees (\$\$)	Status
F8	Changi Road (Sim Drive Vicinity)	Commercial Building. Approx. 1464 Sqft	Enrichment Franchise: Established Franchise Enrichment Centre for Primary to Secondary. Nicely renovated with 5 classrooms and reception. FSSB Cleared. Good frontage. Enclaved in densely populated HDB and landed. 93 Subjects. Lease expire March 2017 Immediate!	4,728	Nil	68K Neg.	 Viewing Preference: Mon: Flexible Weekdays < 11am (1 Day Advance Notice)
F7	Novena (Novena MRT Station)	Commercial Building. Approx. 1300 Sqft	Enrichment Franchise: Established Franchise Enrichment Centre for Preschoolers. Nicely renovated with 4 classrooms. 70 students. 90 subjects. Lease expire: Oct 2016. Immediate.	3,800	Nil	65K Neg.	 Viewing Preference:

							Mon / Wed & Sun (1 Day Advance Notice)
F4	Toa Payoh (Near Ctral)	HDB Shophouse. Ground Level. Approx. 1500 Sqft. Pte Landlord.	Specialise in Maths, Focus on Skills such as Critical Thinking, Heuristics, Logical Reasoning, Metacognitive Understanding, Modelling Techniques and Situational Word Problems. For Pre Schooler & Primary Children. FSSB Cleared. 3 Classrooms + Admin Area. Good Up Keeping. Good Frontage. Safe Drop Off @ Doorstep. Student Base: 90. Lease Expire: April 2016. (2nd Level Living Quarters Tenanted @ \$2,300/- till June 15)	6000	Nil	85K Neg	 Viewing Preference: Mon & Thurs: Flexible. Tues / Wed & Fri: < 11am Sun > 5pm. (1 Day Advance Notice)
F5	A) Hougang B) Upper Thomson Road	A) Pte Commercial Building Approx. 700 Sqft B) Pte Shophouse (2nd Level) Approx. 1200Sqft	Enrichment Franchise: Specialise in Chinese, Established More Than 20 Years History with 22 Branches Islandwide. Focus on Pre Schooler to Secondary 4 Chinese Enrichment. Systematic Curriculum in line with MOE Syllabus. Conducive Environment. FSSB Cleared. Both Centres are close to 80 Students in Enrolment. Profitable. Lease Exoire on May 2017 & Nov 2016 Respectively. Immediate.	A) 3600 B) 3600	Nil	150K Each for 70% Sale Shares	 Viewing Preference: Flexible (2 Days' Advance Notice)
F9	Toa Payoh (Braddell MRT Station)	Public Building Approx. 1130 Sqft	Enrichment Franchise: Specialise in English, Established about 7 Years History with 13 Branches Islandwide. Focus on Pre Schooler to Primary 6 Enrichment. Conducive Environment. The Centres are close to 180 Students in Enrolment. Profitable. Lease Expire on 2019. Immediate.	5280	Nil	150K Neg	 Viewing Preference: Flexible (2 Days' Advance Notice)

Ref No.	Location	Type / Area (Sqft.)	Description	Current Rental (\$\$)	SCC Maint. (\$\$)	Takeover Fees (\$\$)	Status
L1	Bishan (Bishan MRT Station)	HDB CD Shelter. Area Approx. 2043 Sqft	MOE Registered. Profitable , Well Established & Reputable Language Centre. Current Student Base of 108. Renovated with 4 Classrooms + Office & Admin Area. Near School. Lease Expire Nov 2016 .Immediate	2,000	466	180K Neg	 Expression of Interest Strictly by Email to:  pinhan@michaeltan.com.sg Kindly leave down your name, company name, contact numbers and brief profile of yourself or your company. Thank you.
Edu1	Central	HDB Commercial Unit. Pte Landlord Approx. 6,300 Sqft	Profitable & Well Established Commercial School with EduTrust Accreditation. Full Compliance, MOE/CPE/FSSD/ICA. Major in Information Technology. Approved WSQ Training Centre and Regional Presence and Partnerships with Various Countries. Lease Expire: Mar 2017.	12,285	945	1.8 Million Neg.	 Viewing Preference: Flexible (2 Days' Advance Notice)

Premises Only

Ref No.	Location	Type / Area (Sqft.)	Description	For Rent (\$\$)	Current Rental (\$\$)	SCC Maint. (\$\$)	Takeover Fees (\$\$)	Status
PA119	Goldhill Plaza (Novena MRT Station)	Commercial Building. Approx. 1100 Sqft	Practically Renovated with 4 Classrooms and Reception Area. Enclaved in Densely Populated Condo and Landed Estate. Lease Expire Dec 2016. Immediate.	5,000 Neg	Nil	Nil	20K Neg	 Viewing Preference: Flexible. (1 Day Advance Notice)
P4R06	Clementi Ctral (Clementi MRT Station)	HDB Shophouses Approx. 730 Sqft.	FSSB Cleared. Renovated. Tuition & Enrichment Setting. 3 Classrooms. Opp. Central (MRT, Bus Interchange & Shopping Centre) Densely Populated HDB Estate, Schools New Lease. Available: 1/07/16	4,800 Neg	Nil	Nil	Nil	 Viewing Preference: Wed to Sun Afternoon: (1 Day Advance Notice)

PA112	Changi Road (Sim Drive Vicinity) Ground Level	Commercial Building. Approx. 1464 Sqft	Nicely renovated with 5 classrooms and reception. FSSB Cleared. Good frontage. Enclaved in densely populated HDB and landed. Lease expire March 2017 Immediate!	Nil	4,728	Nil.	15K Neg	 Viewing Preference: Mon: Flexible Weekdays < 11am (1 Day Advance Notice)
PA92	East Coast / Siglap Vicinity	Pte Shophouses Ground Level. Approx. 1200 Sqft	Fully Renovated & FURNISHED. Preschool Enrichment Setting. 2 Classrooms + Office + Music & Movement Room + Pantry & Spacious Lobby. FSSB Cleared. A1 Up Keeping. Surrounded by Landed and Condominium Estate. Lease Expire: Mar 2018. Immediate.	Nil	7944	Nil	18K K Neg.	 Viewing Preference: Flexible: (1 Day Advance Notice)
PA105	Ang Mo Kio Ctral (Ang Mo Kio MRT Station)	Commercial Building (Approx. 850 Sqft)	Tuition & Enrichment Setting. Renovated with 3 Classrooms + Reception Area Located in the heavy human traffic mall. Good visibility. FSSD Cleared & MOE Register Lease Expire : Dec 2017	Nil	9800	Nil	50K Neg	 Viewing Preference: Flexible: (1 Day Advance Notice)
PA102	Ang Mo Kio Ave1	Pte Landlord (Approx, 720 Sqft)	Renovated with 3 Classrooms + Reception Area . FSSB Cleared. Lease Expire : March 2018	Nil	3000	Nil	20K Neg	 Viewing Preference: Flexible: (1 Day Advance Notice)
PA103	Beauty World	Pte Landlord	Renovated with 2 Classrooms + Reception	Nil	2600	Nil	25K Neg	

	Centre	(Approx. 61 Sqft)	Area Lease Expire : March 2018					 Viewing Preference: Flexible: (1 Day Advance Notice)
PA111	Tampines Street 81	HDB Shop House 2nd Level (Approx. 800 Sqft) (Pte Landlord)	FSSB Cleared. Renovated. Tuition Setting. 3 Classrooms. Densely Populated HDB Estate, Near Schools. New Lease. Immediate.	3K	Nil	Nil	Nil	 Viewing Preference: Flexible: (1 Day Advance Notice)
PA95	Bishan Street 23	HDB CD Shelter. Approx. 1900 Sqft. Basement.	Fully Renovated with 3+1 Classrooms & Reception Area. Near School. A1 Condition. Lease Expire: Feb 2018. Availabile: 7/11/16	Nil	1600	350	45K Neg.	 Viewing Preference: Flexible: (1 Day Advance Notice)
PA97	Yishun	HDB Shophouses (Pte Landlord) Approx.: 760 sqft (2nd Floor)	Renovated with 3 Classrooms + Office + Reception. FSSB Cleared & MOE Registered. Lease Expire: Aug 2017	Nil	3700	Nil	35K Neg	 Viewing Preference: Flexible: (1 Day Advance Notice)
PA108	Choa Chu Kang Central	HDB CD shelter (Basement) Approx 2,012 sq. ft.	Renovated with 4 classrooms & reception area FSSB Cleared Enclaved in densely populated matured estate Near to schools / Mall Lease expiring February 2017	Nil	2140	350	28K Neg	 Viewing Preference: Flexible: (1 Day Advance Notice)
PA101	Ang Mo Kio Ave 4	Pte Landlord (Approx. 700 Sqft)	Renovated with 2 Classrooms + Reception + Area . FSSB Cleared. Available : Immed	Nil	3300	Nil	25K Neg	

								Viewing Preference: Flexible: (1 Day Advance Notice)
PA91	Parkway Centre (Marine Parade)	Commercial Building. Approx.1055 Sqft	Education Hub @ East Renovated with 4 Classrooms. A1 Up Keeping. Fresh Lease. Immediate.	Nil	4,300	Nil	12K Neg	 Viewing Preference: Flexible: (1 Day Advance Notice)
P4R04	Bedok North Ctral (Bedok MRT Station)	Commercial Building. Ground Level. Approx. 4700 Sqft.	Bare Unit. Suit all Children Enrichment Trade. NO PRE SCHOOL INFANT / CHILDCARE & KINDERGARTEN. Glass Frontage / Toilets. Immediate.	5.80 psf Neg	Nil	Nil	Nil	 Viewing Preference: Flexible: (1 Day Advance Notice)
PA87	Pasir Ris	HDB CD Shelter (Ground Level) Approx. 2100 Sqft	Renovated. 4 Classrooms Lease Expire: May 2016.	Nil	3832	375	32K Neg	 Viewing Preference: Flexible. (1 Day Advance Notice)
PA90	Novena (Novena MRT Station)	Commercial Building. Approx. 1300 Sqft	Nicely renovated with 4 classrooms. Lease expire: Oct 2016. Immediate.	Nil	3,800	Nil	45K Neg	 Viewing Preference: Mon / Wed & Sun (1 Day Advance Notice)
PA104	Choa Chu Kang	HDB CD Shelter	Renovated with 3 Classrooms.	Nil	3000	Approx. 400	35K Neg	

		Approx, 2000 Sqft)	Lease Expire : 31 March 2019					 Viewing Preference: Flexible: (1 Day Advance Notice)
PA100	Bukit Panjang	HDB CD Shelter. Approx. 2551 Sqft. Basement.	Located within Densely Populated HDB Estate, Schools and Neighbourhood Shopping Mall. Lease Expire: May 2018. Available: 1/11/16	Nil	2200	436	32K Neg.	 Viewing Preference: Flexible: (1 Day Advance Notice)
PA57	Toa Payoh (Near Ctral)	HDB Shophouse. Ground Level. Approx. 1500 Sqft. Pte Landlord.	Upstairs Living Quarters Tenanted at \$2,300/- till June 15. Downstairs Operates as Education Trade. Renovated. 3 Classrooms + Reception Area. Good Up Keeping. FSSB Cleared. Good Frontage. Safe Drop off @ Doorstep. Lease with Landlord Expire on April 2016.	Nil	6000	Nil	45K Neg	 Viewing Preference: Mon & Thurs: Flexible. Tues / Wed & Fri: < 11am Sun > 5pm. (1 Day Advance Notice)
PA99	Katong Area	Shopping Mall. Approx. 587 Sqft (Pte Landlord)	Renovated with 2 Classrooms. FSSB Cleared. Lease Expire : 31 March 2018	Nil	2,169	Nil	28K Neg.	 Viewing Preference: Flexible (1 Day Advance Notice)
P4R03	Jurong East	HDB Commercial Shop. Approx. 1711 Sqft	Bare Unit. Mini Central. Suit Education Trade Subject to Relevant Authorities Approval. Fresh Lease.	9,200	Nil	Nil	Nil	 Viewing Preference: Flexible. (1 Day Advance Notice)
P4R01	Jurong West Street 41	HDB Commercial Shop (Ground Level) Approx. 1270 Sqft	Bare Unit. Subject to Relevant Authorities Approval. Next to School. Availability: Sep 2016.	For Rent: 4800 Neg	Nil	Nil	No Takeover Fees	 Viewing Preference:

			Written Valuation: \$1.4 Million. Balance Lease: 67 Years	For Sale 1.38 Million Neg.				Flexible. (1 Day Advance Notice)
PA98	Hougang	HDB CD Shelter Approx: 2000 Sqft (Basement)	Renovated with 5 Classrooms + Reception Area Lease Expire : Dec 2018	Nil	2200	432	38K Neg	 Viewing Preference: Flexible (1 Day Advance Notice)
PA96	Katong	Shopping Mall. Approx. 4833 Sqft	Bare Unit. (Subject to Relevant Authorities Approval) Exclusive Lift Landing. Car Parking @ Doorstep. Immediate.	Nil	18,365 (\$3.8 psf)	Nil	28K Neg	 Viewing Preference: Flexible: (1 Day Advance Notice)
P4R02	Parkway Centre (Marine Parade)	Commercial Building. Approx. 1044 Sqft	Education Hub @ East FSSB Cleared. 2 Spacious Rooms. Available: Immediate	4.50 psf Neg.	Nil	1 psf	Nil	 Viewing Preference: Flexible: (1 Day Advance Notice)
PA94	Tampines	HDB CD Shelter. Approx. 2000 Sqft. Ground Level.	Fully Renovated with 7 Classrooms & Reception Area. FSSB Cleared. Near Primary School. Lease Expire: May 2019. Immediate.	Nil	5029	372	38K Neg.	 Viewing Preference: Flexible: (1 Day Advance Notice)
PA89	Novena (Novena MRT Station)	Commercial Building. Approx. 1200 Sqft	Rare!!! Practically Renovated. Obtained Notice of Approval for Fire Safety. 2 Spacious Classrooms + Office + Reception + Lavatory & Pantry. Fresh Lease. Immediate.	Nil	4500	Nil	25K Neg	 Viewing Preference: Fri: 10am to 2pm & Sun 1pm to 3pm (1 Day Advance Notice)

								Notice
PA84	Tanjong Rhu	(Within the Condo) Approx.650sqft	Pre School Setting in Huge Condo. Development Suit Pre Sch, Tuition & Enrichment Services to Resident & Non Resident .Full Set Up With 3 Classrooms + Reception Area + Pantry + Lavatory. Safe and Conducive Environment. Bal Lease: 2 + 3 Years. Immediate.	Nil	7000	Nil	48K Neg. or any Reasonable Offer.	 Viewing Preference: Flexible. (1 Day Advance Notice)
PR02	Bedok North	HDB Shophouses Ground Level. Approx. 723 Sqft	Renovated. Tuition Setting. 3 Classrooms. Good Up Keeping. False Ceiling. Air Con. Flooring. Immediate.	4,000 Neg	Nil	Nil	Nil	 Viewing Preference: Flexible: (1 Day Advance Notice)
PA69	Central (Near Outram MRT)	HDB Commercial Unit. Ground Level. Approx. 710 Sqft	Bare Unit. Subject to Relevant Authorities Approval. Lease Expire: Aug. 2016.	Nil	1600	140	55K Neg	 Viewing Preference: Flexible. (3 Days' Advance Notice)
PA86	Katong Area	Pte Commercial Building. Approx. 668 Sqft	FSSB Cleared. Renovated with 3 Classrooms. Immediate. New Lease \$3.8K neg.	Nil	4K	Nil	18K Neg	 Viewing Preference: Flexible (1 Day Advance Notice)
PA78	Bedok Central	Shopping Mall. Approx. 3207 Sqft.	Fully Fitted with 12 Classrooms. A1 Up Keeping. FSSB Cleared. Fresh Lease Expire. Availability: Mid Dec 2015.	Nil	25,656	Nil	50K Neg	 Viewing Preference: Flexible. (2 Days' Advance Notice)

PA75	Pasir Ris	Public Building. 641 Sqft.	Fully & Practically Renovated with 3 Classrooms. FSSB Cleared. Lease Expire Sep 2017. Availability: 1st Nov 2015.	Nil	11K	65	30K Neg	 Viewing Preference: Flexible. (3 Days' Advance Notice)
PA90	Hougang Ctral (Hougang MRT Station)	HDB Commercial Unit. Approx. 700 Sqft.	Fully Fitted with 2 Classrooms + Reception + Lavatory. FSSB Approved. Lease Expire: Jan 2019. Immediate.	Nil	1,800	130	50K Neg	 Viewing Preference: Flexible (1 Day Advance Notice)
PA72	Tiong Bahru	HDB Commercial Unit. (Sub Tenant) Approx. 200 Sqft	Tutors' Choice. 1 Classroom. Own Access. Centrally Located. Opp. Tiong Bahru Plaza. MRT @ Doorstep. Immediate	Nil	2,200 (Include Utilities)	Nil	18K Neg	 Viewing Preference: Flexible: (1 Day Advance Notice)
PA76	Jurong West	HDB CD Shelter Approx. 2500 Sqft	Renovated. 6 Classrooms + Reception Area. Good Upkeeping. Lease Expire: April 2016.	Nil	3200	415	25K	 Viewing Preference: Flexible. (2 Days' Advance Notice)

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