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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 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 (\$)       | SCC Maint. (\$) | Takeover Fees (\$)        | Status                                                                                                                                                                                                        |
|---------|-----------|--------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-----------------|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CC94    | Bedok     | HDB Commercial Unit. Approx. 3,500 Sqft (Pte Landlord) | <b>For Takeover - Premise + Business (with/without Franchise)</b><br><br>In Operation for 9 Years. Capacity: 66 Childcare. Filled: 51. Mid Range School Fees. Ground Level. Good Frontage. Easy Accessible to Public Transport. Lease Expire: Aug 2020. Immediate. | \$32K (\$9.10 psf)        | Inclusive       | \$98K Neg                 | <br><br><b>Viewing Preference:</b><br><br>Mon to Fri: > 7.30pm Sat > After 2pm & Sun: Flexible<br><br>(1 Day Advance Notice) |
| CC89    | Pasir Ris | HDB Commercial Unit. Area: Approx. 6,500 Sqft          | <b>Business for Part Sale - 49%</b><br><br>Profitable!!! On Going Business. Capacity: 110 (18 Infants & 92 Childcare). Current                                                                                                                                     | Approx. 14K. (\$2.10 psf) | Approx. 650     | 588K (49% Shares Holding) |                                                                                                                            |

|       |                                                                                                                                                    |                                                                                                                                   |                                                                                                                                                                                                                                                                                                                  |                                                                                                                      |                                                    |                                                                                   |                                                                                               |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
|       |                                                                                                                                                    |                                                                                                                                   | <p>Base: 63 Filled. ROI: 5 Years. Immediate.</p> <p>With Sub Tennat Paying Monthly Rental of \$4K.</p>                                                                                                                                                                                                           |                                                                                                                      |                                                    |                                                                                   | <p><b>Viewing Preference:</b></p> <p>Sat &gt; 2pm and Sun Flexible (1 Day Advance Notice)</p> |
| CC112 | <p>Financial District (CBD)</p> <p>(<b>Tanjong Pagar MRT Station</b>)</p>                                                                          | <p>Pte Commercial Building. Approx. 3294 / 13,000 Sqft</p> <p>Sub Division Considered</p>                                         | <p><b>Premise Only</b></p> <p>Existing Approved Childcare Site. Fully Compliance. Childcare Setting. Fresh Lease. Immediate.</p>                                                                                                                                                                                 | <p>24,705/- (\$7.50 psf) Up</p>                                                                                      | Nil                                                |  | <p><b>TAKEN</b></p> <p><b>Viewing Preference:</b></p> <p>Flexible (1 Day Advance Notice)</p>  |
| CC83  | <p>Bugis (Near 2 MRTs)</p>                                                                                                                         | <p>Commercial Building. Approx. 6100 Sqft</p>                                                                                     | <p><b>For Rent - Premise</b></p> <p>Bare Unt. MRT @ Door Steps. Vicinity Surrounded with Cat A High Income Working Adults and Professional within the Building. Near Eateries &amp; Retail Shop. Heavy Human Traffic. Immediate. Fresh Lease.</p> <p>Subject to Relevant Authorities Approval and Licensing.</p> | <p>VTO + % GTO</p>                                                                                                   | Nil                                                |  | <p><b>TAKEN</b></p> <p><b>Viewing Preference:</b></p> <p>Flexible (1 Day Advance Notice)</p>  |
| CC90  | <p>1) Pasir Panjang</p> <p>-----</p> <p>2) Sim Ave / Geylang (<b>Aljunied MRT Station</b>)</p> <p>-----</p> <p>3) Bendemeer Road. (<b>Boon</b></p> | <p>1) Mixed Development. Approx. 3,200 Sqft</p> <p>-----</p> <p>2) Light Clean Industry (B1). Approx. 4,000 Sqft</p> <p>-----</p> | <p><b>For Rent - Premise Only</b></p> <p>1) Near HDB and Pte Landed Estate. Malls, Offices, BI, Teritary Institution and University. Available in Aug / Sep 2018</p> <p>-----</p> <p>2) Near HDB and Industrial Building Area. Approx. 3 Minutes to Aljunied MRT. Ground Level.</p> <p>-----</p>                 | <p>1) View to Offer (VTO)</p> <p>-----</p> <p>2) 22K Neg (\$5.50 psf)</p> <p>-----</p> <p>3) \$40K Neg (\$4 psf)</p> | <p>Inclusive</p> <p>Inclusive</p> <p>Inclusive</p> |  | <p><b>TAKEN</b></p> <p><b>Viewing Preference:</b></p> <p>Flexible (1 Day Advance Notice)</p>  |

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|-------|-------------------------------------------------|--------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-----------|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|       | <b>Keng MRT Station)</b>                        | 3) Light Clean Industry (B1). Approx. 10,000 Sqft.     | 3) Nearby Boon Keng & Townner HDB / Industrial Estate / Ground Level.<br><br>All 3 sites will be handed over in bare condition and subject to relevant authorities approval.                                                                                             |                        |           |                                                                                    |                                                                                                                                                                                                               |
| CC114 | Woodlands Close                                 | Light Clean Industry (B1). Approx. 1,808 Sqft          | <b>Takeover - Premise + Business</b><br><br>Up and Running Childcare Centre. Newly. Capacity: 31 Children. Current Base: 7. Convenience for Working Parents. Dropped Off at Door Steps. Within the Light Clean Industry and HDB Estate. Lease Expire: Aug 2021.          | 5,500 (\$3.04 psf)     | Inclusive | 98K Neg                                                                            | <br><br><b>Viewing Preference:</b><br><br>Mon to Fri: > 7.30pm Sat > After 2pm & Sun: Flexible<br><br>(1 Day Advance Notice) |
| CC102 | Ang Mo Kio<br><b>(Yio Chu Kang MRT Station)</b> | Light Clean Industry (B1). Approx. 3,326 Sqft          | <b>For Rent - Premise Only</b><br><br>Partial Fitted . Full Glass Panel for Greater Exposure & Very Bright. Surrounded with Industry and Offices. Walking distance to MRT Station and Bus Interchange. Immediate.Fresh Lease. (Subject to Relevant Authorities Approval) | 12K Neg (\$3.60 psf)   | Inclusive |   | <b>Viewing Preference:</b><br><br>Mon to Sun: Flexible<br><br>(1 Day Advance Notice)                                                                                                                          |
| CC105 | Commonwealth                                    | Light Clean Industrial Building (B1) Approx. 3900 Sqft | <b>For Rent - Premise Only</b><br><br>Bare Unit. Near HDB / Private Condo & Industrial Building. MRT and School are within the Vicinity. Fresh Lease. Immediate.<br><br>(Subject to Relevant Authorities Approval For Childcare Usage)                                   | \$21,400K (\$5.48 psf) | Inclusive |  | <b>Viewing Preference:</b><br><br>Flexible (1 Day Advance Notice)                                                                                                                                             |
| CC101 | East Coast Road                                 | Commercial Building. Approx. 7,000 Sqft                | <b>For Takeover - Premise</b><br><br>Nicely Fitted and Well Kept. Renovated with 9 Rooms +                                                                                                                                                                               | \$39K (\$5.50 psf)     | Inclusive | 100K Neg.                                                                          |                                                                                                                            |

|       |                                             |                                                                |                                                                                                                                                                                                                                                                                                           |                     |           |                                                                                   |                                                                                                                                                                                              |
|-------|---------------------------------------------|----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-----------|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|       |                                             |                                                                | Spacious Play Area + Teacher's Room + Pantry + Lavatories (Child & Adult). Fresh Lease.<br><br>(Subject to Relevant Authorities Approval For Childcare Usage)                                                                                                                                             |                     |           |                                                                                   | <b>Viewing Preference:</b><br><br>Flexible (1 Day Advance Notice)                                                                                                                            |
| CC111 | East Coast Road                             | Shophouses 2 adjoining Units.<br><br>Approx.4,800 Sqft         | <b>For Rent - Premise Only</b><br><br>Bare Unit. Suit Childcare / Kindergarten. Fresh Lease.<br><br>Subject to Relevant Authorities Approval.                                                                                                                                                             | 18K Neg (\$3.75psf) | Inclusive |  | <b>TAKEN</b><br><br><b>Viewing Preference:</b><br><br>Flexible (3 Day Advance Notice)                                                                                                        |
| CC109 | Bedok Road                                  | Public Building<br><br>Approx.2,497 Sqft                       | <b>For Rent - Premise Only</b><br><br>Fitted unit. Near Private housing & HDB estate . Suit Childcare / Kindergarten. Free Publicity. Fresh Lease. Available Nov 19.<br><br>Subject to Relevant Authorities Approval.                                                                                     | 7.50/psf nego       | Inclusive |  | <b>TAKEN</b><br><br><b>Viewing Preference:</b><br><br>Flexible (3 Day Advance Notice)                                                                                                        |
| CC88  | Macpherson                                  | Semi Detached House<br>Land:4832 Sqft BI:<br>Approx. 1545 Sqft | <b>For Takeover - Premise + Business</b><br><br>On Going Business with Existing Children Base of (33). ECDA Capacity: 46. Regular Shape. 5 Rooms + Office + Activities Area + Wet & Dry Kitchen. Big Yard & Sand Pit. Located at Landed Housing / HDB Estate. Tenancy Lease Expire: June 2021. Immediate. | \$11K (\$2.2 psf)   | Nil       | 198K Neg.                                                                         | <br><br><b>Viewing Preference:</b><br>Mon to Fri: > 7.30pm Sat: .2pm & Sun: Flexible (1 Day Advance Notice) |
| CC113 | District 14 (Vicinity of Eunos MRT Station) | Mixed Development.<br>Standalone.<br>Approx.7,664 / 9,248 Sqft | <b>For Takeover - Business + Premise</b><br><br>Newly & Extensively Renovated. Capacity: 124. Current Base: 12. Mid Range School Fees. Good Frontage. Strategically Located. Advantage of Outdoor Space. Lease Expire: Aug 2022. Immediate.                                                               | 60K (\$6.40 psf)    | Inclusive | Available on Request                                                              | <br><br><b>Viewing Preference:</b><br><br>Sat: > 2pm & Sun:Flexible<br><br>(1 Day Advance Notice)           |

|       |                                             |                                                                            |                                                                                                                                                                                                                                     |                     |           |                                                                                   |                                                                                                                                                                                                          |
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| CC104 | Serangoon                                   | Pte Commercial<br>Aprox. 4,300 sqft                                        | <b>Takeover - Premise + Business</b><br><br>Fully Operational Childcare Centre. Capacity 87 Children Base: 35. Mixed Estate. Lease Expire April 2021. Immediate.                                                                    | \$16,785.00         | --        | \$280K Neg.                                                                       | <br><br><b>Viewing Preference:</b><br>(1 Day Advance Notice)                                                              |
| CC96  | Changi Business Park Central 2              | Business Park. Approx. 6,000 Sqft.                                         | <b>For Rent - Premise Only</b><br><br>Partial Fitted. Surrounded with Eateries and Offices. MRT Station and Changi City Point Mall is in Close Proximity. Immediate.<br><br>(Subject to Relevant Authorities Approval)              | 18K Neg (\$3 psf)   | Inclusive |  | <b>Viewing Preference:</b><br><br>Flexible (1 Day Advance Notice)                                                                                                                                        |
| CC107 | Redhill / Bukit Merah                       | B1 Light Clean Industry Building<br>Approx. 3,036 Sqft                     | <b>For Takeover - Business + Premise</b><br><br>Turnkey Business. A1 Up Keeping. Capacity: 50 Childcare. Current Base: 22. Mid Range School Fees. Ground Level. Easy Dropped Off. Good Frontage. Lease Expire: Oct 2020. Immediate. | 14,725 (\$4.80 psf) | Inclusive | 148K Neg                                                                          | <br><br><b>Viewing Preference:</b><br><br>Mon to Fri: > 7.30pm Sat: > 2pm & Sun: Flexible<br><br>(1 Day Advance Notice) |
| CC103 | District 14 (Mountbatten / Old Air Port Rd) | HDB Void Deck. Approx. 3,000 Sqft.<br><br><b>(Eligible for Assignment)</b> | <b>Takeover - Premise + Business</b><br><br>Fully Operational Childcare Centre. Capacity 66. Children Base: 49. Mixed Estate. Lease Expire Aug 2019. Immediate.                                                                     | 8K                  | 629       | 620K Neg                                                                          | <br><br><b>Viewing Preference:</b><br><br>Sat > 3pm. Sun: Flexible (1 Day Advance Notice)                             |

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|------|-------------|-----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-------|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CC98 | Jurong West | HDB Shophouses. Approx. 2365 Sqft                               | <b>Takeover - Premise + Business</b><br><br>Fully Operational Childcare Centre. Capacity 55 (Additional Space Available Approx. 850 Sqft). Children Base: 35. Densely Populated HDB Estate. New & Long Lease Possible. Immediate.              | 7K (\$2.95 psf)         | Nil   | 250K Neg                                                                          | <br><br><b>Viewing Preference:</b><br><br>Mon - Fri > 7pm. Sat > 2pm. Sun: Flexible (1 Day Advance Notice)   |
| CC99 | Woodlands   | HDB CD Shelter Approx 1800 sqft                                 | <b>Business Sale: (49% Part Share)</b><br><br>On going Childcare business. Capacity 34. Current base 28. Immediate                                                                                                                             | 3,700                   | \$356 | 200K Neg                                                                          | <br><br><b>Viewing Preference:</b><br><br>Mon - Fri > 8pm. Sat > 2pm. Sun: Flexible (1 Day Advance Notice) |
| CC85 | Pasir Ris   | HDB Commercial Building (Pte Landlord) Area: Approx. 3,938 Sqft | <b>For Takeover - Premise Only</b><br><br>Infant & Childcare Setting. Fully Renovation. High Ceiling. Great Potential. Within Amenties Yet Exclusive. Approved Capacity: 42 Childcare & 7 Infants. Bright & Conducive. Fresh Lease. Immediate. | Ave 12,600K (\$3.20psf) | 2,288 |  | <b>TAKEN</b><br><br><b>Viewing Preference:</b><br><br>Mon to Sun: Flexible (1 Day Advance Notice)                                                                                           |
|      |             |                                                                 |                                                                                                                                                                                                                                                |                         |       |                                                                                   |                                                                                                                                                                                             |

### Kindergarten / Pre School

| Ref No. | Location                 | Type / Area (Sqft.)                                 | Description                                                                                                                   | Current Rental (\$\$) | SCC Maint. (\$\$) | Takeover Fees (\$\$) | Status                                                                               |
|---------|--------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|-----------------------|-------------------|----------------------|--------------------------------------------------------------------------------------|
| PS14    | District 16 (East Coast) | Mixed Development. Approx. 1000 Sqft. Ground Level. | <b>Takeover - Premise Only</b><br><br>Newly and Practically Renovated. Pre School Setting. Bright. Spacious Activities Area + | 3500                  | Inclusive         | \$35K Neg            |  |

|      |                    |                                        |                                                                                                                                                                                                                                                        |                        |           |                                                                                   |                                                                                                                                                                   |
|------|--------------------|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-----------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|      |                    |                                        | <p>Classroom + Pantry + Child's Size Wash Basin &amp; Lavatory. Safe and Easy Drop-Off. FSSB Cleared. Conducive Environment. Encompassed in Upper Middle to High End Housing Estate. Lease Expire: March 2021. Immediate.</p> <p><b>Photos ...</b></p> |                        |           |                                                                                   | <p><b>Viewing Preference:</b></p> <p>Flexible (1 Day Advance Notice)</p>                                                                                          |
| KG29 | Serangoon Vicinity | Commercial Building 2,372 Sqft         | <p><b>Premise + Business For Takeover.</b></p> <p>Well Renovated. MOE approved Enrichment / Kindergarten. FSSB Cleared. Lease expiring Jan 2020. Enclaved in densely populated matured HDB/Landed. Near to eateries/Mall/MRT</p>                       | \$33K inclusive of GST | Nil       | \$350K Neg.                                                                       | <p></p> <p><b>Viewing Preference:</b></p> <p>(1 Day Advance Notice)</p>          |
| PS13 | Yio Chu Kang       | Pte Shophouses. Approx. 2500 Sqft      | <p>On Going Pre School. Nicely Fitted and Well Kept. Spacious Play Area + Panty + Lavatory. Children Base: 36. Lease Expire: Sep 2020. Immediate.</p>                                                                                                  | 3,200                  | Nil       | \$148K Neg or Reasonable Offer                                                    | <p></p> <p><b>Viewing Preference:</b></p> <p>Flexible (1 Day Advance Notice)</p> |
| KG36 | Bedok Road         | Commercial Building Approx. 2,497 Sqft | <p><b>For Rent - Premise Only</b></p> <p>Fitted unit. Near Private housing &amp; HDB estate . Suit Kindergarten / Childcare. Free Publicity. Fresh Lease. Available Nov 19.</p> <p>Subject to Relevant Authorities Approval.</p>                       | 7.50/psf nego          | Inclusive |  | <p></p> <p><b>Viewing Preference:</b></p> <p>Flexible (3 Day Advance Notice)</p> |

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|------|---------------------------------------------|---------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|-----|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| KG35 | Holland /<br>6th Avenue<br>(Bukit<br>Timah) | Mixed<br>Residential /<br>Commercial<br>Building.<br>Ground Level.<br>Approx. 1,600<br>Sqft | <b>Premise For Rent.</b><br><br>Was Approved for<br>Kindergarten. Fitted<br>(Lavatories) Capacity: 30<br>Per Session. Nestled<br>within a serene enclave of<br>high end landed private<br>residences. Fresh Lease.<br>Immediate.<br><br>(Subject to Relevant<br>Authorities Approval) | 7K | Nil |  | <br><b>Viewing Preference:</b><br><br>Mon to Fri: > 4.30pm. Sat &<br>Sun: Flexible. (1 Day<br>Advance Notice) |
|      |                                             |                                                                                             |                                                                                                                                                                                                                                                                                       |    |     |                                                                                   |                                                                                                                                                                                               |

| Student Care |          |                                                 |                                                                                                                                                                                       |                           |                   |                      |                                                                                                                                                                                                    |
|--------------|----------|-------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-------------------|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ref No.      | Location | Type / Area (Sqft.)                             | Description                                                                                                                                                                           | Current Rental (\$\$)     | SCC Maint. (\$\$) | Takeover Fees (\$\$) | Status                                                                                                                                                                                             |
| SC67         | Bedok    | HDB Shophouses. Approx. 780 Sqft (Pte Landlord) | Cosy Environment. Provides Student Care (6) / Tuition & Enrichment (30) Services for Primary School Going Children. Easy Access. Amenities Nearby. Lease Expire: Feb 2020. Immediate. | 2,800 (Include Utilities) | Inclusive         | 38K Neg              | <br><b>Viewing Preference:</b><br><br>Mon to Fri: 1pm - 6pm Sat: 9am to 1pm<br><br>(1 Day Advance Notice)         |
| SC69         | Yishun   | HDB Shophouses. Approx. 2389 Sqft               | Established and Profitable. Provides Student Care Service (45+5). Strategically Located. Near Primary School. Convenient and Easy Accessible. Lease Expire: Jan 2021. Immediate.      | 8.5K                      | Inclusive         | 70K Neg              | <br><b>Viewing Preference:</b><br><br>Mon to Fri: Before 12pm / Sat: > 1pm & Sun: Flexible (1 Day Advance Notice) |
| SC66         | Tampines | HDB Shophouses. Approx. 1184 Sqft               | Homely Environment. Provides Student Care (20) and Tuition (30 Headcounts) Services. Convenient and Easy Access. Primary School is                                                    | 3,650K                    | Inclusive         | 45K Neg              |                                                                                                                 |



|      |                         |                                                                   |                                                                                                                                                                             |           |     |            |                                                                                                                                                                                                 |
|------|-------------------------|-------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|      |                         |                                                                   | Stone's Throw Away. Lease<br>Expire: Dec 2019. Immediate.                                                                                                                   |           |     |            | <b>Viewing Preference:</b><br><br>Sat: 11am to 12pm. Sun:<br>Flexible<br><br>(1 Day Advance Notice)                                                                                             |
| SC65 | Pasir Ris               | HDB CD<br>Shelter<br>(Ground floor)<br>Approx. 1000<br>Sqft (50%) | <b>Business Only</b><br><br>Provide student care service.<br>Current Student Base : 20.<br>Lease back as Sub Tenant to<br>operate student care business<br>@ \$3K.          | --        | --  | \$20K Neg. | <br><br><b>Viewing Preference:</b><br><br>Flexible (1 Day Advance<br>Notice)                                  |
| SC58 | Bedok<br>North<br>Road. | HDB<br>Shophouses.<br>Approx. 1300<br>Sqft (Ground<br>Level)      | FSSD Cleared . Well renovated<br>with 4 Classrooms +<br>Reception + Reading's Corner<br>+ 2 Toilets . Students Base 11.<br>Near Primary School . Fresh<br>Lease. Immediate. | 7,200 Neg | Nil | 50K Neg    | <br><br><b>Viewing Preference:</b><br><br>Weekdays after 7pm, Sat &<br>Sun: Flexible (1 Day Advance<br>Notice) |

### Tuition & Enrichment

| Ref<br>No. | Location                                                        | Type / Area<br>(Sqft.)                        | Description                                                                                                                                                                                                                                           | Main<br>Curriculum | Current<br>Rental<br>(\$) | SCC<br>Maint.<br>(\$) | Takeover<br>Fees<br>(\$) | Status                                                                                                                                     |
|------------|-----------------------------------------------------------------|-----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------------|-----------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| T118       | Upper<br>Serangoon<br>Road ( <b>Kovan<br/>MRT<br/>Station</b> ) | Private<br>Shophouses.<br>Approx.1300<br>Sqft | FSSB Cleared. Practically<br>Renovated with 4+1 Classrooms<br>+ Reception Area. Provide<br>Primary to JC Tuition Services.<br>Mainly for foreign Student.<br>Cross- border Education<br>Business Opportunities. Lease<br>Expire: Feb 2020. Immediate. | Tutorial           | 3,600                     | Nil                   | \$50K Neg                | <br><br><b>Viewing<br/>Preference:</b><br><br>Flexible |

|      |                                            |                                                |                                                                                                                                                                                                                                              |                     |       |     |            |                                                                                                                                                                                                    |
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|      |                                            |                                                |                                                                                                                                                                                                                                              |                     |       |     |            | (1 Day Advance Notice)                                                                                                                                                                             |
| T111 | Bedok                                      | HDB Shophouses. Approx.762 Sqft (Pte Landlord) | Profitable. FSSB Cleared. Practically Renovated with 3+1 Classrooms + Reception Area. Provides Pre School Enrichment and Primary to JC Tuition Services. Subject Base 300. Lease Expire: June 2022. Immediate. (ROI: Approx. 2.5)            | Tutorial            | 3,000 | Nil | \$248K Neg | <br><b>Viewing Preference:</b><br>Mon to Fri: Before 12pm. Sat & Sun: After 7pm.<br><br>(1 Day Advance Notice)   |
| T113 | Clementi Central<br>(Clementi MRT Station) | HDB Shophouses. Approx.900 Sqft (Pte Landlord) | Prime Location. Heavy Human Traffic. Convenient. Practically Renovated with 3+1 Classrooms + Reception + Pantry Area. Provide Primary and Secondary Tuition (44 Subjects) and Student Care Services (10). Lease Expire: Feb 2021. Immediate. | Tutorial + Day Care | 3,400 | Nil | \$38K Neg  | <br><b>Viewing Preference:</b><br>Mon to Fri: Before 1pm. Sat & Sun: After 5.30pm.<br><br>(1 Day Advance Notice) |
| T109 | Tampines Street 43                         | HDB Shophouses. Approx.1000                    | Renovated with 5 Classroomss (Various Sizes) + Modern Reception Area. Focus in Primay to JC Tuition Services. Subject                                                                                                                        | Tutorial            | 5,000 | Nil | \$35K Neg  |                                                                                                                |

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|------|-------------------------------------------------|----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------|-----|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|      |                                                 | Sqft (Pte Landlord)                                | Base: 69. Growth Potential for Student Care. Lease Expire: July 2020. Immediate.                                                                                                                                                                   |          |       |     |                                    | <br><b>Viewing Preference:</b><br><br>Mon to Fri:<br>Before 2pm<br>/ Sat & Sun:<br>After 6pm.<br>(1 Day Advance Notice) |
| T103 | Bukit Batok West                                | HDB Shophouses. Approx. 1600 Sqft (Pte Landlord)   | Newly Set Up Centre. 7 Classroomss with Warm and Welcoming Reception Area. Focus in All Academic Subjects from Pre School to JC. Student Base: 60. Untapped Potential for Student Care and Enrichment Services. Lease Expire: Nov 2019. Immediate. | Tutorial | 6,000 | Nil | \$118K Neg or Any Reasonable Offer | <br><b>Viewing Preference:</b><br><br>Mon to Fri:<br>Before 11am & Sat / Sun: After 7pm. (1 Day Advance Notice)         |
| T106 | District 14<br>( <b>Kembangan MRT Station</b> ) | Mixed Development. Approx.1430 Sqft (Pte Landlord) | Long Established Brand. Profitable. MOE & FSSB Cleared. Minutes to MRT. Practically Renovated with 7+1 Classroomss + Reception Area. Focus in Upp Primary to JC Tuition Services. Subject Base 218. Lease Expire: Feb 2020. Immediate.             | Tutorial | 8,900 | Nil | \$188K Neg                         | <br><b>Viewing Preference:</b><br><br>Mon to Fri:<br>Before 2pm<br>(1 Day Advance Notice)                               |
| T104 | Tampines Street 42                              | HDB Shophouses. Approx.800 Sqft (Pte Landlord)     | Practically Renovated with 3+1 Classroomss + Reception Area. Focus in Pre Sch and Primary School Tuition & Enrichment Services. Subject Base: 78. Growth Potential for Student                                                                     | Tutorial | 2,200 | Nil | \$38K Neg                          |                                                                                                                       |

|  |  |  |                                             |  |  |  |  |                                                                                                                                          |
|--|--|--|---------------------------------------------|--|--|--|--|------------------------------------------------------------------------------------------------------------------------------------------|
|  |  |  | Care. Lease Expire: May 2022.<br>Immediate. |  |  |  |  | <b>Viewing Preference:</b><br><br>Mon to Fri:<br>Before 1pm<br>/ Sat: ><br>5.30pm &<br>Sun: ><br>1.30pm. (1<br>Day<br>Advance<br>Notice) |
|--|--|--|---------------------------------------------|--|--|--|--|------------------------------------------------------------------------------------------------------------------------------------------|

| Franchise |                 |                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                         |                       |                   |                      |                                                                                                                                                                           |
|-----------|-----------------|----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-------------------|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ref No.   | Location        | Type / Area (Sqft.)                                      | Description                                                                                                                                                                                                                                                                                                                                                                                                             | Current Rental (\$\$) | SCC Maint. (\$\$) | Takeover Fees (\$\$) | Status                                                                                                                                                                    |
| F09       | Siglap Vicinity | Mixed Development<br>Approx. 463 Sqft                    | <b>Premise + Franchise</b><br><br>Reputable Franchisor.<br>Doing Single subject which follow MOE syllabus Curriculum designed for students from 4 to 12 years of age. Classroom Learning and Worksheets Practice.<br><br>Quiet Surrounding, near major fast food outlets such as McDonalds, Subway and also student service nearby                                                                                      | \$2,315.00            | --                | \$45K neg            | <br><br><b>Viewing Preference:</b><br><br>Wed & Thur : 4pm - 5pm<br>Sunday : 11am - 12pm |
| F08       | West Coast      | Mixed Development.<br>Retail Shop.<br>Approx. 1,500 Sqft | <b>Therapeutic Exercise Business + Premise + Franchise</b><br><br>Turnkey Business. Fully Equipped and Operational. Customised rock wall. An effective fun-filled Clinical Neuropsychological Physiology Program, is dedicated in its mission to improve the physical, cognitive and emotional faculties of children, adults and seniors of all brain types and medical conditions. RARE!!! Great Potential. Immediate. | 6,800                 | Inclusive         | \$35K Neg            | <br><br><b>Viewing Preference:</b><br><br>Flexible (1 Day Advance Notice)               |

| Others / Business Opportunities |
|---------------------------------|
|---------------------------------|

| Ref No. | Location         | Type / Area (Sqft.)                             | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Current Rental (\$\$) | SCC Maint. (\$\$) | Takeover Fees (\$\$)           | Status                                                                                                                                                                              |
|---------|------------------|-------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-------------------|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| M3      | Hougang          | Neighbourhood Shopping Centre. Approx. 570 Sqft | <b>Music School</b><br><b>Premises + Business</b><br>Fully Equipped Music Studio with 4 Rooms + Reception + Pantry + Office Area. Student Base of 57. Type of Intruments Taught: Piano. Lease Expire: April 2020. Immediate                                                                                                                                                                                                                                                                             | 3,471                 | Inclusive         | 40K Neg or Any Resonable Offer | <br><b>Viewing Preference:</b><br>Mon: Mon to Fri: <1pm.<br>Sat & Sun: >6PM (1 Day Advance Notice) |
| L1      | Nil              | Nil                                             | <b>Teaching Materials for Sale (Chinese)</b><br>Full Set of Sole Proprietary Teaching Materials from Primary 1 to Secondary 4 (Include Higher Chinese) for Sale.<br>*****<br><b>Teaching Materials (Chinese) + Staff Training</b><br>Relevant, Up to Date and In-Line with MOE Sylladus. Full Set of Sole Proprietary Chinese Teaching Materials from Primary 1 to Secondary 4 (Include Higher Chinese) for Sale with Holistic Staff Traning on Product Delivery.<br>Business Collaboration Considered. | Nil                   | Nil               | 68K Neg<br>*****<br>88K Neg    | <br><b>Viewing Preference:</b><br>Flexible (1 Day Advance Notice)                                  |
| BO1     | Myanmar (Yangon) | Nil                                             | <b>International Preschool Opportunity</b><br><b>Read more...</b>                                                                                                                                                                                                                                                                                                                                                                                                                                       | Nil                   | Nil               | \$170K for 75% Holding         |                                                                                                    |
| BO3     | Tampines / Simei | Shopping Mall. Approx. 5500 Sqft                | <b>Indoor Playground Business</b><br>Turnkey Business. Fully Operational. Equipped with Exclusive Party Rooms / Retail Space / Kitcken / Dinning and Execiting and Fun Filling Play Equipment. Various Packages for Birthday Party / Baby Full Moon Celebration and Many More ... Individual or Group. Great Potential. Lease Expire: April 2019. Immediate.                                                                                                                                            | 31K include GTO       | Nil               | \$125K                         | <br><b>Viewing Preference:</b><br>Flexible (1 Day Advance Notice)                                |

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| BO4 | West Coast | Mixed Development. Retail Shop. Approx. 1,500 Sqft | <b>Therapeutic Exercise Business + Premise + Franchise</b><br><br>Turnkey Business. Fully Equipped and Operational. Customised rock wall. An effective fun-filled Clinical Neuropsychological Physiology Program, is dedicated in its mission to improve the physical, cognitive and emotional faculties of children, adults and seniors of all brain types and medical conditions. RARE!!!<br><br>Great Potential. Immediate. | 6,800 | Inclusive | \$35K Neg | <br><br><b>Viewing Preference:</b><br><br>Flexible (1 Day Advance Notice) |
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| Sub Lease (Premises / Classrooms) |                                           |                                                              |                                                                                                                                                                                                                                                          |                                                   |                                |                                                                                                                                                              |  |
|-----------------------------------|-------------------------------------------|--------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Ref No.                           | Location                                  | Type / Area (Sqft.)                                          | Description                                                                                                                                                                                                                                              | For Rent (\$\$)                                   | Restriction                    | Status                                                                                                                                                       |  |
| SL22                              | Hougnag<br>(Kovan MRT Station)            | Classroom / Premise<br><br>Commercial Unit. Approx. 900 Sqft | Seeking Education / Training related trade to rent the classroom. Capacity 15 - 20 Pax. per room. Suit Student Care / Tuition & Enrichment, Foreign Language. Available: Mid Dec 2019                                                                    | 2,700 Neg                                         | Restriction:<br><br>Nil        | <br><br><b>Viewing Preference:</b><br><br>Flexible (1 Day Advance Notice)   |  |
| SL16                              | Bukit Timah<br>(Beauty World MRT Station) | Classroom / Premise<br><br>Pte Shophouse Approx. 500 Sqft    | Seeking Education / Training related trade to rent the classroom. Capacity 25 - 40 Pax. Suit Student Care / Tuition & Enrichment (Kids Gym / Music / Foreign Language. Immediate. Good Facing.<br><br>Weekday: 3pm to 10pm.<br><br>Weekends: 9am to 10pm | 2,800 Neg<br>(Include Utilities)                  | Restriction:<br><br>Pre School | <br><br><b>Viewing Preference:</b><br><br>Flexible (1 Day Advance Notice)   |  |
| SL21                              | Jurong West                               | HDB CD Shelter (Basement)                                    | Seeking Education / Training related trade to rent 50% of the premises. Suit Tuition / Enrichment / Student Care / Adult Training. Immediate.<br><br>Primary School @ Door Steps.                                                                        | \$1,500 Neg<br>exclude utilities<br>Per Classroom | Restriction:<br><br>Nil        | <br><br><b>Viewing Preference:</b><br><br>Flexible (1 Day Advance Notice) |  |

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| SL24 | Clementi Ctral<br><b>(Clementi MRT Station)</b>          | <b>Classroom</b><br>Shophouses / 2nd Level Approx. 150 Sqft      | Seeking Education / Training related trade to rent the classroom. Capacity 12 -15 Pax. per room. Enrichment, Foreign Language. Available: Immediate.                                                            | 2,000 Neg                          | <b>Restriction:</b><br>To be Discussed | <br><b>Viewing Preference:</b><br>Flexible (1 Day Advance Notice)  |
| SL25 | Tampines Street 21<br><b>(Tampines East MRT Station)</b> | <b>Classroom / Premises</b><br>Commercial Unit. Approx. 900 Sqft | Seeking Education / Training related trade to rent the classroom. Capacity 12 -15 Pax. per room. 3 Classrooms. Enrichment, Foreign Language. Available: 1/12/19 or to be discussed.                             | 2,700 Neg                          | <b>Restriction:</b><br>Student Care    | <br><b>Viewing Preference:</b><br>Flexible (1 Day Advance Notice) |
| SL15 | Hougang Central                                          | <b>Premises</b><br><b>HDB Commercial Unit. Approx. 730 Sqft</b>  | F/Furnished with 3 classrooms & waiting area . Good Human Traffic. Surrounded with HDB Housing. Near School. Availability: Immed.<br><br>Walking distance to Hougang MRT & Bus interchange.?                    | \$4,200 Neg<br>(exclude Utilities) | <b>Restriction:</b><br>Nil             | <br><b>Viewing Preference:</b><br>Flexible (1 Day Advance Notice) |
| SL18 | Woodlands<br><b>(Marsiling MRT Station)</b>              | <b>Premises</b><br>Public Amenity Approx.3,200 Sqft              | F/Furnished with 4 Classrooms Seeking Education / Tuition related trade to rent the classroom. Capacity 22 - 30 Pax Per Room. Suit Tuition & Enrichment (Music / Foreign Language). Immediate. Easy Accessible. | 7,000 Neg<br>(Exclude Utilities)   | <b>Restriction:</b><br>Nil             | <br><b>Viewing Preference:</b><br>Flexible (1 Day Advance Notice) |

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| SL9  | Bt Batok                    | <b>Premises</b><br>HDB Shospace<br>Approx. 980 Sqft                  | Seeking Pre School /Montessori / Art & Craft related trade opertaor to rent the premises.<br>Immediate.                                                                                                   | 2,000 Neg<br>(Exclude Utilities)                                                                | <b>Restriction:</b><br>No Chinese Tuition / Enrichment | <br><b>Viewing Preference:</b><br>Flexible (1 Day Advance Notice)  |
| SL17 | Bukit Panjang               | <b>Classroom</b><br>Neighbourhood Shopping Mall.<br>Approx. 500 Sqft | Seeking Education / Training related trade to rent the classroom. Capacity 25 - 40 Pax. Suit Student Care / Tuition & Enrichment.<br>Immediate.                                                           | 3,300 Neg<br>(Include Utilities)                                                                | <b>Restriction:</b><br>Music                           | <br><b>Viewing Preference:</b><br>Flexible (1 Day Advance Notice) |
| SL7  | Bishan Street 23            | <b>Premises</b><br>HDB CD Shelter / Approx. 2500 Sqft                | Seeking Education / Training related trade to rent 50% of the premises. 2 Classrooms. Suit Tuition & Enrichment Classes or Adult Training Classes.                                                        | 2,000 Neg<br>(Exclude Utilities)                                                                | <b>Restriction:</b><br>Science & Maths (All Levels)    | <br><b>Viewing Preference:</b><br>Flexible (1 Day Advance Notice) |
| SL3  | Bukit Timah Shopping Centre | <b>Classroom</b><br>Shopping Mall<br>Approx.2000 Sqft                | Seeking Education / Training related trade to rent either on Saturday AND / OR Sunday from 8am to 12pm. Fully Fitted Classroom with Projector, Visualiser and Furnishing.<br>Capacity: 100 Pax. Immediate | \$900 / Month / Days. (Include Utilities)<br>\$1,800 / Month for Sat & Sun. (Include Utilities) | <b>Restriction:</b><br>JC Economics                    | <br><b>Viewing Preference:</b><br>Flexible (1 Day Advance Notice) |

### Premises Only

| Ref No. | Location | Type / Area (Sqft.) | Description | For Rent (\$\$) | Current Rental | SCC Maint. | Takeover Fees (\$\$) | Status |
|---------|----------|---------------------|-------------|-----------------|----------------|------------|----------------------|--------|
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|       |                                            |                                                                                     |                                                                                                                                                                                                                                                                                           |              | (SS)                 | (SS)      |                                                                                   |      |
| P4R13 | East Coast Road                            | Commercial Building<br><br>Various Sizes<br>484 Sqft - 925 Sqft & 1,184 – 1249 Sqft | Bare or F/fitted with 4 classrooms + Reception area + Waiting area.<br>Walking distance to Parkway Parade & future MRT Station . Near Private housing & School etc .Fresh Lease.<br><br>Subject to Relevant Authorities Approval. Immediate.                                              | 4.60/psf Neg | Nil                  | Inclusive |  | <b>Viewing Preference:</b><br><br>Flexible: (1 Day Advance Notice)                   |
| P4R90 | Hougang Ave 3                              | HDB Shophouses.<br>Approx. 775 Sqft                                                 | Ground Floor Bare unit facing open carpark. Near Pte Housing, HDB Estate & School. Available: End Dec 2019.<br><br>Best Suit Commercial School / Tuition & Enrichment & Pre School.<br><br>Subject to Relevant Authorities Approval.                                                      | Nil          | 4.2K                 | Inclusive |  | <b>Viewing Preference:</b><br><br>Flexible: (1 Day Advance Notice)                   |
| P4R16 | Tampines Central<br>(Tampines MRT Station) | HDB Commercial Unit. Approx. 3,148 Sqft (Pte Landlord)                              | Fully & Newly Renovated with Private Lift. Spacious and Welcoming Reception Lobby + 7 Good Size Classrooms + Admin Room + Materials Room + Pantry + Store Rm + Lavatories. Easy Access. Strategically Located. Lease expire Sep 2021 with Option to Renew for another 2 years. Immediate. | Nil          | 27,354/- (\$8.69psf) | Inclusive |  | <b>Viewing Preference:</b><br><br>Tues To Sun:10am to 5pm. (1 Day Advance Notice)    |
| PA172 | Hougang Central<br>(Hougang)               | Shophouse<br>Approx. 750 Sqft. 2nd Level.                                           | Superb Prime Location!!!<br><br>Central. Good Human Traffic. MRT / Bus                                                                                                                                                                                                                    | Nil          | 2,500                | Nil       | 28K Neg                                                                           |  |

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|       | MRT Station)                             |                                                                       | Interchange / Shopping Centres. 3 Classrooms / FSSB Cleared. Immediate. Lease Expire May 2020                                                                                                                                             |        |        |           |                                                                                    | <br><b>Viewing Preference:</b><br>Mon to Sun: Flexible. (1 Day Advance Notice)                                            |
| PA171 | Hougang Central<br>(Hougang MRT Station) | Pte Commercial Building. Approx. 1,325 Sqft. (Subdivision Considered) | Tastefully and Extensively Renovated. 4 Classrooms + Admin + Holding Area. Fully Complied. Education Hub. Ample Car Parking at Basement. Encompassed in Upper Middle to High End Housing Estate. Fresh Lease. Availability: End Dec 2019. | Nil    | 12,600 | Inclusive | 28K Neg                                                                            | <br><b>Viewing Preference:</b><br>Mon / Tues / Fri: 12.30pm to 2.30pm / Wed & Thurs: 10am to 12pm. (1 Day Advance Notice) |
| P4R14 | Bishan Street 22                         | HDB Shophouse. Ground Level. Approx. 750 Sqft.                        | Bare Unit. Good Human Traffic. Surrounded with HDB and Condo Housing. Near Elite School. Immediate.<br><br>Best Suit Student Care / Tuition & Enrichment.<br><br>Subject to Relevant Authorities Approval.                                | 9K Neg | Nil    | Inclusive |  | <br><b>Viewing Preference:</b><br>Mon to Sun: Flexible. (1 Day Advance Notice)                                            |
| PA165 | Woodlands (Marsiling MRT Station)        | HDB Commercial Shophouses. #02 Level. Approx.                         |                                                                                                                                                                                                                                           | Nil    | 2,700  | Nil       | 15K Neg or Reasonable Offer                                                        |                                                                                                                         |

|       |                  |                                                          |                                                                                                                                                                                                                                              |          |       |           |                                                                                     |                                                                                                                  |
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|       |                  | 850 Sqft (Pte Landlord)                                  | Renovated. 3 +1 Classrooms + Reception Area. Easy Access. New Lease.                                                                                                                                                                         |          |       |           |                                                                                     | <b>Viewing Preference:</b><br><br>Mon To Fri: 12pm to 1pm or 4pm to 5pm. Sat: 4pm to 5pm. (1 Day Advance Notice) |
| P4R15 | Sunset Way       | HDB Shophouse<br>Approx. 330 Sqft. Ground Level.         | Fitted unit at ground floor .1 Classroom + Reception area. Near Private housing & HDB Flat . Fresh Lease.<br><br>Subject to Relevant Authorities Approval. Available Immediate .<br><br>Subject to Relevant Authorities Approval. Immediate. | 2.2K Neg | Nil   | Inclusive |    | <b>Viewing Preference:</b><br><br>Flexible: (1 Day Advance Notice)                                               |
| P4R17 | Bukit Timah      | Shopping Centre @ Bukit Timah Plaza<br>Approx. 1200 Sqft | Fitted unit with 4 Classrooms + Reception area & Pantry room . Near Private & HDB Estate. FSSD Cleared. Immediate.                                                                                                                           | Nil      | 4,500 | Inclusive |    | <b>Viewing Preference:</b><br><br>Flexible: (1 Day Advance Notice)                                               |
| P4R12 | Hougang Vicinity | Private Commercial unit. Approx. 517 sqft                | Fully fitted w furnitures. 2 classrooms + office area. FSB Cleared. Available From April                                                                                                                                                     | \$2,700  | Nil   | Nil       |  | <b>Viewing Preference:</b><br><br>Mon - Sat : 2pm - 4pm                                                          |

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| P4R162 | Dunearn Road<br><b>(King Albert Park MRT Station)</b> | Commercial Building<br><br>(Approx.1500 & 2000 sqft)   | Pte Housing Estate. Near School / Shops / Eateries & MRT @ Door Steps. P/ Fitted. Immediate.<br><br>(Subject to Relevant Authorities Approval)                                                                                     | 6 Neg    | Nil       | Nil       |     | <b>TAKEN</b><br><br><b>Viewing Preference:</b><br><br>Flexible: ( 1 Day Advance Notice) |
| PA168  | Marine Parade Central                                 | Commercial Building<br>Approx. 829 Sqft                | Renovated with 3 Classrooms + Reception + Pantry Area. FSSD Cleared. Walking distance to Parkway Parade & future MRT station. Surrounded with HDB Flats & Condo. Immediate.                                                        | Nil      | 4,000 Neg | Inclusive |    | <b>TAKEN</b><br><br><b>Viewing Preference:</b><br><br>Flexible: (1 Day Advance Notice)  |
| PA166  | West Coast                                            | Mixed Development. Retail Shop. Approx. 1,500 Sqft     | Newly Fitted Premise Suit Most Education Trade. Good and Double Frontage. Within the Mixed Estate. Fresh Lease. Immediate.                                                                                                         | Nil      | 6,800     | Inclusive | \$35K Neg or Reasonable Offer.                                                      | <b>SOLD</b><br><br><b>Viewing Preference:</b><br><br>Flexible (1 Day Advance Notice)    |
| PA167  | Marine Parade Central                                 | HDB Shophouses<br>Approx. 3100 Sqft                    | Bare unit. Premise Suit Most Education Trade. Good Frontage. Walking distance to Parkway Parade & future MRT station . Surrounded with HDB Flats & Condo .Fresh Lease.<br><br>Subject to Relevant Authorities Approval. Immediate. | 20K Nego | Nil       | Inclusive |   | <b>SOLD</b><br><br><b>Viewing Preference:</b><br><br>Flexible: (1 Day Advance Notice)   |
| P4R165 | Holland / 6th Avenue (Bukit Timah)                    | Mixed Residential / Commercial Building. Ground Level. | Bare Unit. Nestled within a serene enclave of high end                                                                                                                                                                             | 7K       | Nil       | Nil       |  | <b>TAKEN</b><br><br><b>Viewing Preference:</b>                                          |

|        |                             |                                                                 |                                                                                                                                                                                               |           |     |        |                                                                                   |                                                                                                                   |
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|        |                             | Approx. 1,600 Sqft                                              | landed private residences. Fresh Lease. Immediate.<br><br>(Subject to Relevant Authorities Approval)                                                                                          |           |     |        |                                                                                   | Mon to Fri: > 4.30pm. Sat & Sun: Flexiable. (1 Day Advance Notice)                                                |
| P4R166 | Ang Mo Kio Ave 4            | HDB Shophouse. Ground Level. Approx. 606 Sqft                   | Tuition Setting. Renovated with 2 Classrooms + Office. FSSD Cleared. Surrounded by Mixed Housing (Landed / HDB & Condo). New Lease. Immediate.                                                | 3.2K Neg  | Nil | Nil    |  | <b>TAKEN</b><br><br><b>Viewing Preference:</b><br><br>Flexiable. (1 Day Advance Notice)                           |
| P4R164 | Serangoon Ave 3             | HDB Shophouses. Approx. 1500 Sqft                               | Fully Fitted with 5 Classrooms + Reception Area + Lavatory. Fire Safety Cleared. Well Kept. Walking distance to Serangoon MRT , Bus Interchange & NEX Shopping Vacant<br>Availability: Immed. | 5,500     | Nil | 187.60 |  | <b>TAKEN</b><br><br><b>Viewing Preference:</b><br><br>Flexible: (1 Day Advance Notice)                            |
| PA146  | Yishun (Khatib MRT Station) | HDB Commercial Shop. #02 Level. Approx. 617 Sqft (Pte Landlord) | FSSB Cleared. 3 Classrooms + Reception Area. Easy Access. New Lease.<br><br><b>Usage:</b> Weekdays after 3pm and Weekends, whole day.                                                         | 2,500 Neg | Nil | Nil    |  | <b>TAKEN</b><br><br><b>Viewing Preference:</b><br>:<br>Mon To Fri: < 12pm. Sat & Sun >5pm. (1 Day Advance Notice) |

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| PA149 | Telok Blangah                      | Commercial Building. Approx. 2000 Sqft                     | Fitted Condition<br>Linguistics School MOE registered .Cosy and Well renovated and fully set up with 4 classrooms minimum 12 pax + Storeroom + Reception. Fresh Lease. Near MRT. Immediate. |               | Nil   | Nil   | 40K Neg or VTO | <br><b>Viewing Preference:</b><br>Flexible (1 Day Advance Notice)                               |
| P4R05 | Parkway Centre (Marine Parade)     | Commercial Building. Approx. 1184 & 1130 Sqft              | Education Hub @ East<br>Bare Units with Fittings Out Period. (Subject to Relevant Authorities Approval) Immediate                                                                           | 4.50 psf Neg. | Nil   | 1 psf | Nil            | <br><b>Viewing Preference:</b><br>Flexible: ( 1 Day Advance Notice)                           |
| PA164 | Upper Bt Timah (Beauty World Ctr)  | Commercial Shop. Approx. 300 Sqft                          | FSSB Cleared. Education Setting. Easy Access. MRT. Lease Expire: May 2019. Immediate.                                                                                                       | Nil           | 1,500 | Nil   | 15K Neg.       | <br><b>Viewing Preference :</b><br>Mon To Fri: < 12pm. Sat & Sun >5pm. (1 Day Advance Notice) |
| PA150 | Bt Timah (Tan Kah Kee MRT Station) | Commercial Building. (Coronation Plaza) . Approx. 300 Sqft | Tutor's Choice. Renovated. FSSB Cleared. Cosy. Education Hub. Near Elite Schools. Lease Expire: June 2019. Immediate.                                                                       | Nil           | 3K    | Nil   | \$10K Neg.     | <br><b>Viewing Preference:</b><br>Flexible (1 Day Advance Notice)                            |

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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