

Valuation Basis									Present Rental Collection	Yearly Collection	ROI			
AV. VALUATION	Address of Property	Unit No	Legal Description	Tenure	Land Area (According to Certificate of Title)	Floor Area	Zoning (According to Master Plan 2008)	Type of Properties	Asking Price	Monthly Rental Income	Yearly Income			
\$ 18,650,000.00	33/33A, 35/35A, 37/37A, 39/39A & 41/41A Tembeling Road, Singapore 423577, 423579, 423581, 423583 & 423585	-	MK 26 Lot 96989T	Freehold	833.2 sq m (approx. 8,969 sq ft)	1,438 sq m (approx. 15,479 sq ft excluding courtyard and air-well)	Residential	Subject properties comprise 5 units of refurbished conservation 2-storey terrace house (under a single-title lot) along Tembeling Road	\$ 19,582,500.00	\$ 28,700.00	\$ 344,400.00	1.76%		
\$ 31,500,000.00	30/30A, 32/32A, 34/34A, 36/36A, 38/38A, 40/40A, 42/42A, 44/44A & 46/46A Joo Chiat Place, Singapore 427754, 427756, 427758, 427760, 427762, 427764, 427766, 427768 & 427770	-	MK 26 Lot 9525X	Freehold	1,300.3 sq m (approx. 13,996 sq ft)	2,128 sq m (excluding courtyard) (approx. 22,905 sq ft)	Residential with commercial at 1st storey	Subject properties comprise a row of 9 units of 2-storey conservation shophouses (under a single-title lot) along Joo Chiat Place	\$ 33,075,000.00	\$ 56,650.00	\$ 679,800.00	2.06%		
\$ 15,250,000.00	92, 94, 96, 98, 100 & 102 Joo Chiat Place, Singapore 427817, 427819, 427821, 427823, 427826 & 427830	92	MK 26 Lot 97097W	Freehold	85.6 sq m	187 sq m (excluding courtyard and voids)	Residential	Subject properties comprise 6 units of refurbished conservation 2-storey terrace house with attic along Joo Chiat Place	\$ 16,012,500.00	\$ 32,100.00	\$ 385,200.00	2.41%		
		94	MK 26 Lot 97098V		85.2 sq m	187 sq m (excluding courtyard and voids)								
		96	MK 26 Lot 97099P		85.4 sq m	187 sq m (excluding courtyard and voids)								
		98	MK 26 Lot 97100A		86.1 sq m	189 sq m (excluding courtyard and voids)								
		100	MK 26 Lot 97101K		85.3 sq m	187 sq m (excluding courtyard and voids)								
		102	MK 26 lot 97102N		89.1 sq m	187 sq m (excluding courtyard and voids)								
					Total: 516.7 sq m (approx. 5,562 sq ft)	Total: 1,124 sq m (approx. 12,099 sq ft)								
\$ 7,100,000.00	101/101A & 103/103A KILLINEY ROAD	101/101A		Freehold			Residential with commercial at 1st storey			\$ 22,000.00	\$ 264,000.00			
		103/103A												
					101/101A	101/101A								
					117.7sqm/ 1266.9sqft	158.1sqm/1,701.78sqft								
					103/103A	103/103A								
			114.3sqm/1230.3sqft	151.9sqm/1,701.78sqft										
\$ 72,500,000.00									\$ 76,125,000.00	\$ 139,450.00	\$ 1,673,400.00	2.20%		