

Personalised Property Analytics Report



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Real Estate Intelligence Report



The Iveria (D09)

PROJECT SUMMARY

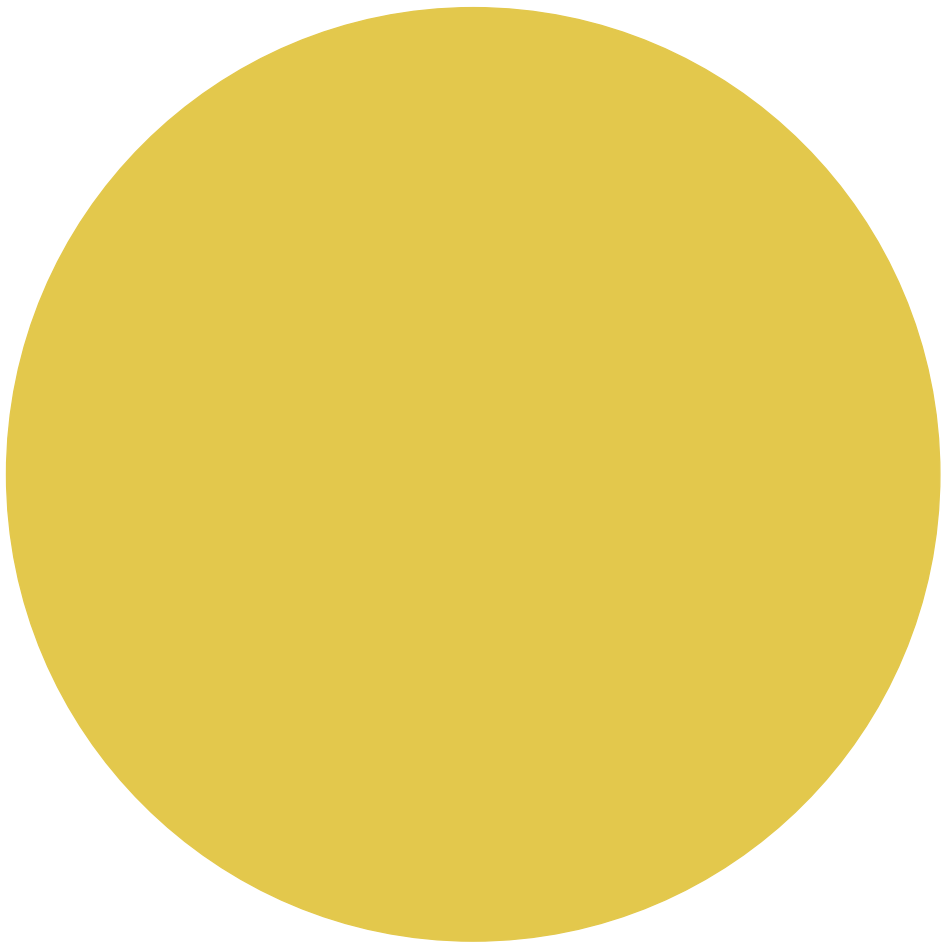
Developer : Macly Group
Tenure : 30 Years
District : D09
Region : OTHERS
Top : 2023-01-15 00:00:00
Total Units : 51

UNIT PRICE

Types	Price from
3 Bedroom	1,111,110

Within Mrt.	[Yes] Outram Park
School(s) Within 1 KM	[-]
Project Brochure	[-]
360 Panorama	[-]

BEDROOM UNITS SHARES



3 Bedroom (1)



The Iveria (D09)

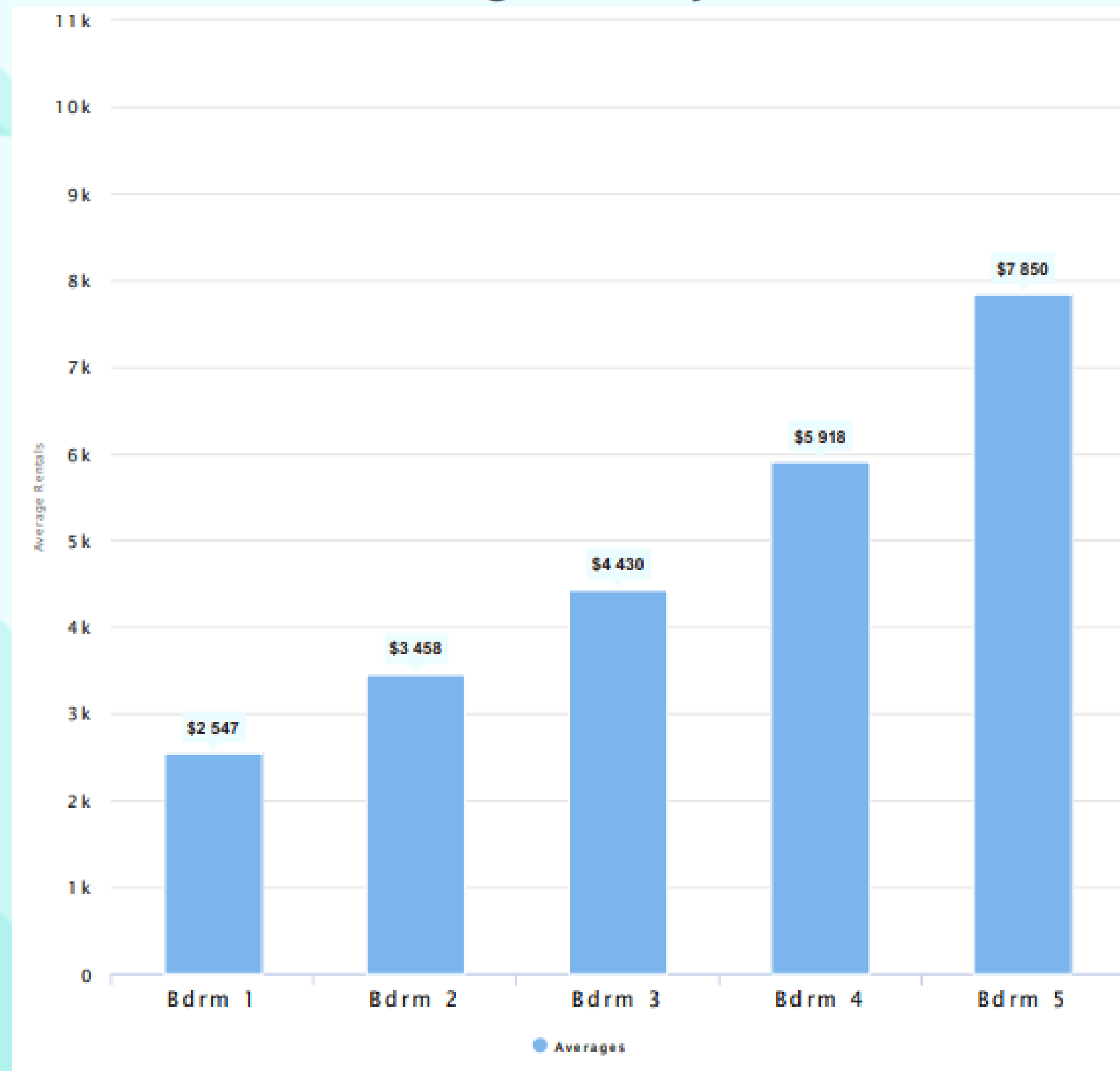
LOCATION HIGHLIGHT



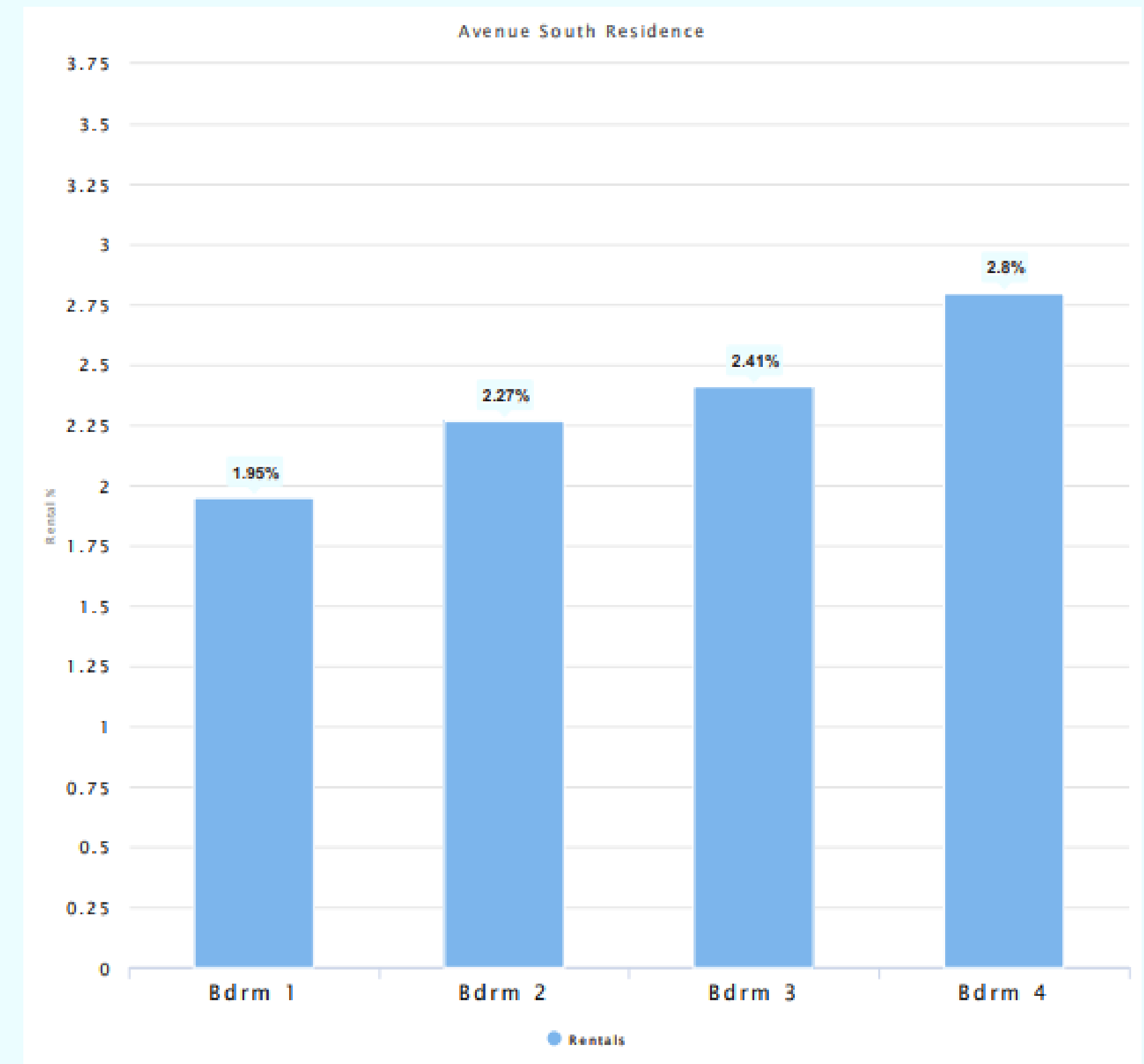
District Pricing (Rental)

District Pricing (Rental)

District Average Monthly Rental



Potential Gross Rental Yield





Will My Property Price Appreciate In The Next 5 Years?

I will share with you what are the factors that will bring in more appreciation for your property purchase



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CONTACT US

Guide to Financial Wellness

Unit Type	Price from	Monthly Installment	Min. Monthly Income Required For The Purchase	
			Employee	Self Employed
3 Bedroom	□ 1,111,110	□ 2,916	□ 666,666	□ 777,777

*Calculation based on 30 years tenure, 1.6% bank interest rate. For your personal financial calculation, please approach our salesperson for assistance.

How Much Can I Afford To Buy?

Find your budget so you can purchase your dream home with confidence.



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PROGRESSIVE PAYMENT

	1 Bedroom		2 Bedroom		3 Bedroom		4 Bedroom		5 Bedroom	
PURCHASE PRICE	-		-		□1111110		-		-	
LOAN AMT (75%)	-		-		□833332		-		-	
DOWN PAYMENTS & STAM DUTIES										
5% Upon Booking - Cash	-		-		□55556		-		-	
Buyer's Stamp Duty - BSD	-		-		□1800		-		-	
15% Down Payment - Cash/CPF	-		-		□166666		-		-	
Total Intial Down Payment (20% + BSD)	-		-		□224022		-		-	
DURING CONSTRUCTION PERIOD										
10% Upon Foundation - 5% Cash/CPF	-		-		□555555		-		-	
Grand Total for Cash + CPF	-		-		□779577		-		-	
	Outstanding Loan	Monthly Installment	Outstanding Loan	Monthly Installment	Outstanding Loan	Monthly Installment	Outstanding Loan	Monthly Installment	Outstanding Loan	Monthly Installment
10% Upon Foundation - Next 5%	-	-	-	-	□55556	□194	-	-	-	-
10% Upon Concrete Framework	-	-	-	-	□166666	□583	-	-	-	-
20% Upon Brick/Celling/Roads/Carparks	-	-	-	-	□388888	□1361	-	-	-	-
UPON & AFTER T.O.P										
25% Upon T.O.P	-	-	-	-	□666666	□2333	-	-	-	-
15% CSC	-	-	-	-	□833332	□2917	-	-	-	-

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DEVELOPER MASSIVE DISCOUNT



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FIX APPOINTMENT TODAY



Why Do I Need To Submit Cheque For Preview?

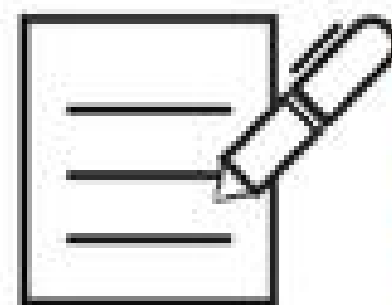


Developers have been working in tandem with the Urban Redevelopment Authority (URA) to ensure that their sales galleries and viewing adapt to a stricter protocol.

Show room shifting to an appointment-only basis:



**Cheque
Submission**



**Purchaser
Particular Form**



**Letter
of Authorization**

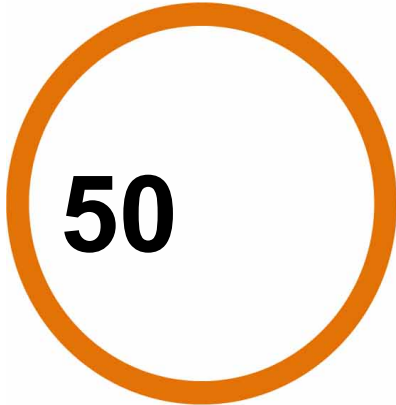
Temperature taking and contact tracing everywhere. Properly developers and agents are as concerned for your well-being as your are. Your safety is our priority.

Sales Transactions

Date	Floor	Size(Sqft)	Price	Price(psf)
2021-12	14	947.0	-	-
2021-10	11	947.0	-	-
2021-10	11	947.0	-	-
2021-10	17	947.0	-	-
2021-10	17	947.0	-	-
2021-10	11	947.0	-	-
2021-10	17	947.0	-	-
2021-10	11	904.0	□1,111,139	□1,229
2021-10	11	904.0	□1,111,139	□1,229
2021-10	11	947.0	-	-



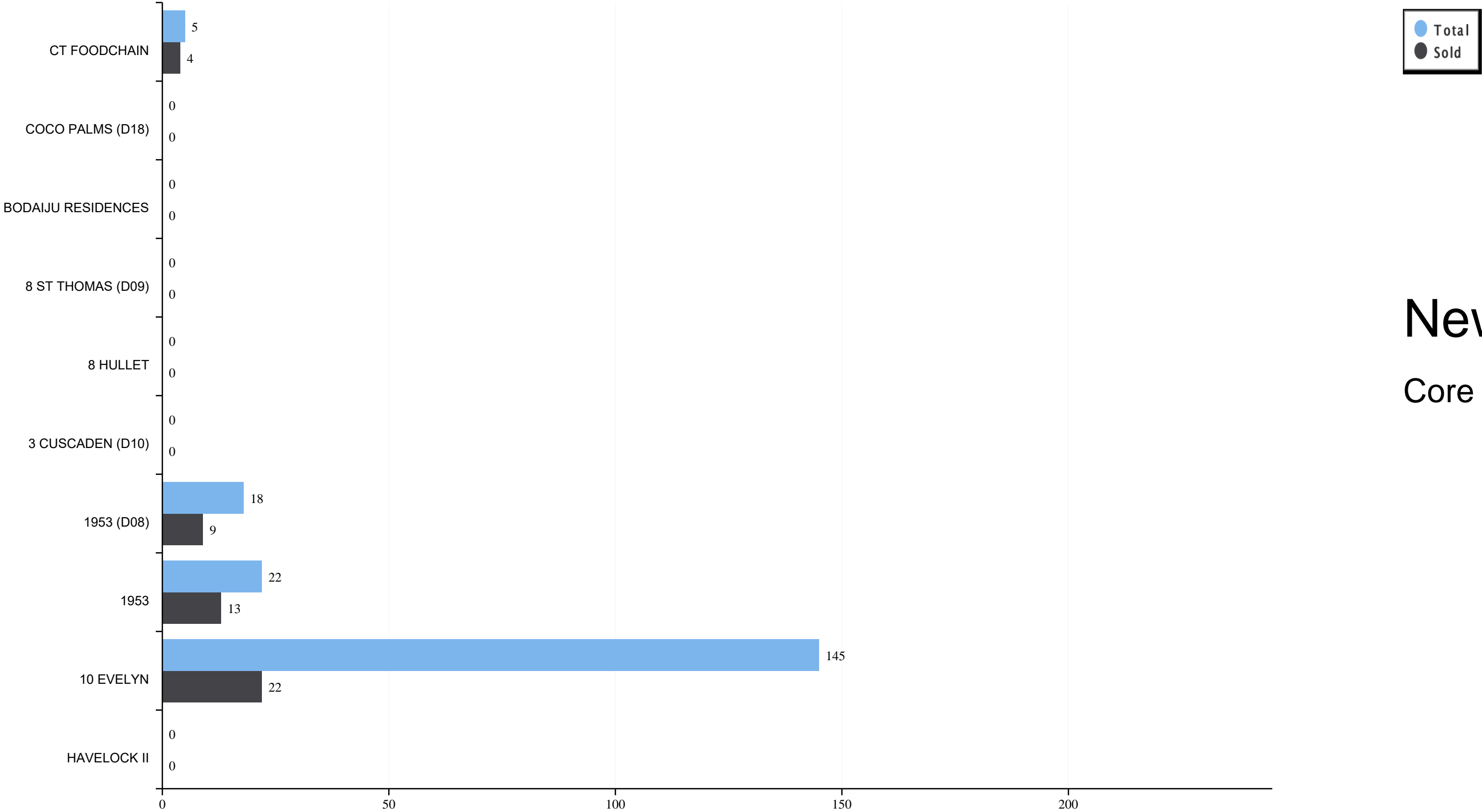
TOTAL UNITS



TOTAL UNITS
LAUNCHED

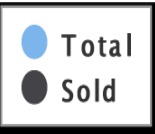
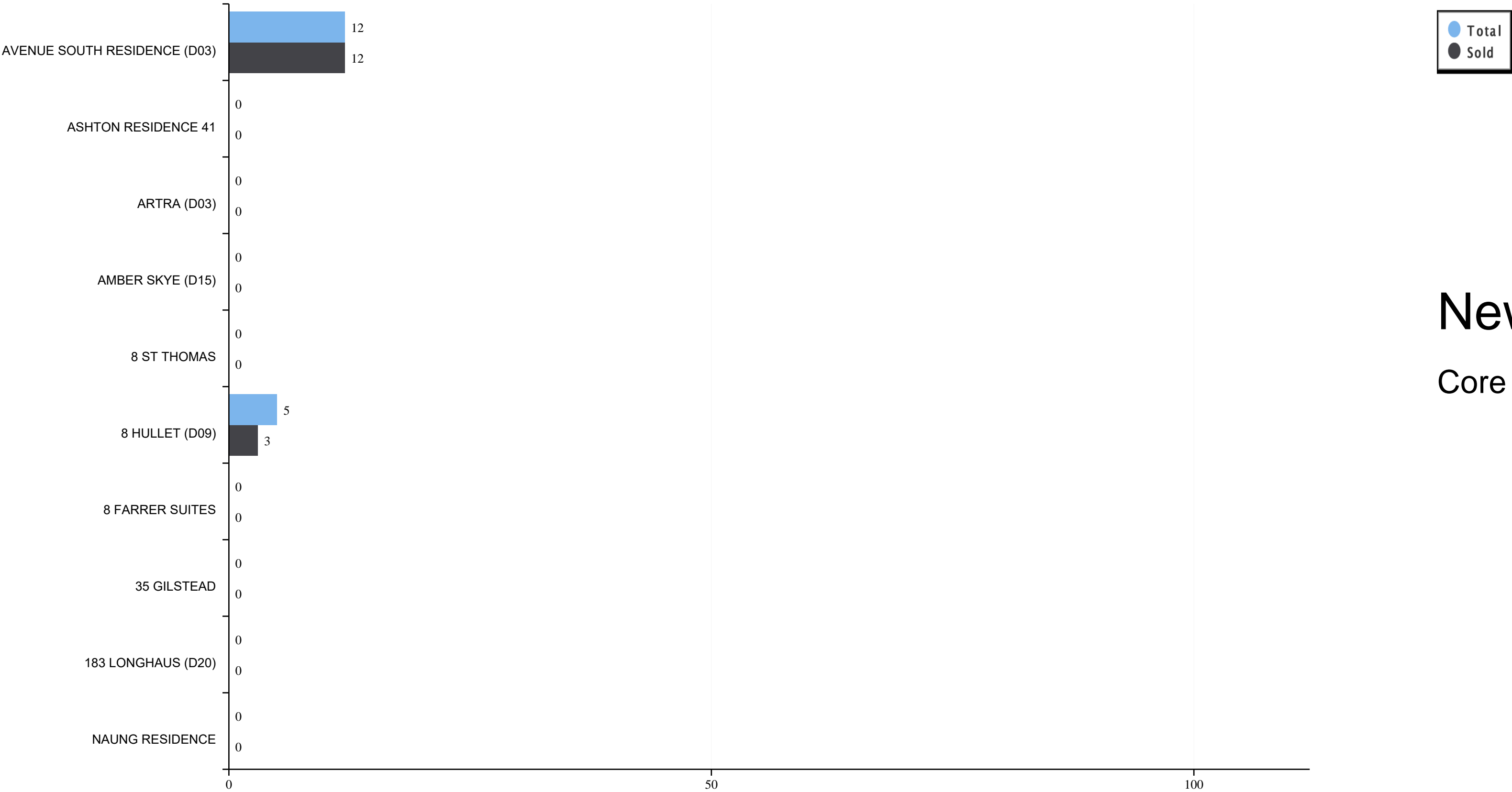


TOTAL UNITS
SOLD



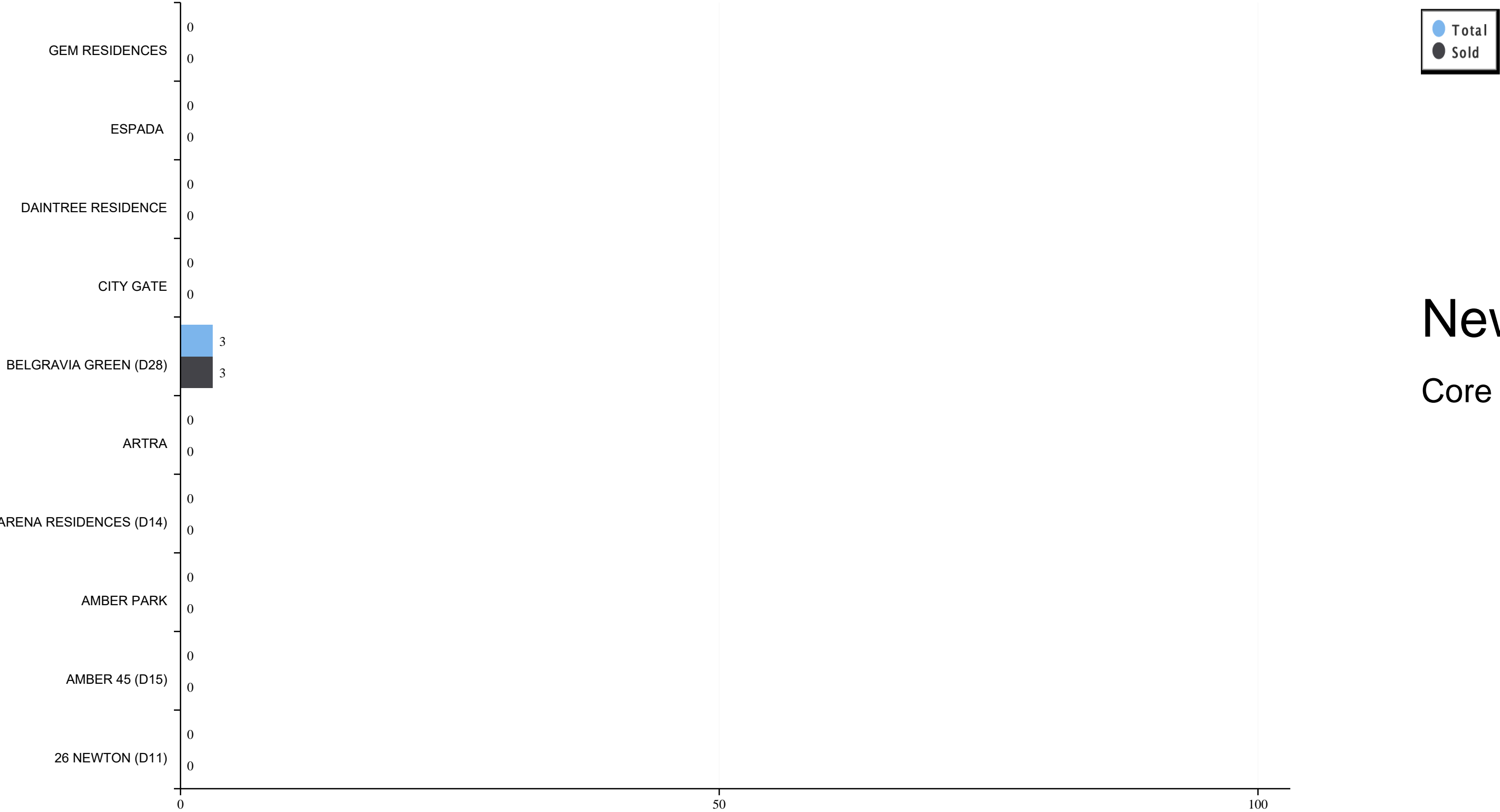
New Project Sales Progress

Core Central Region (CCR)



New Project Sales Progress

Core Central Region (RCR)



New Project Sales Progress

Core Central Region (OCR)

NEW LAUNCH TIMELINE





THIS IN-DEPTH ANALYSIS ALLOWS YOU TO OBJECTIVELY UNDERSTAND YOUR FINANCIAL POSITION

Our financial calculation process includes Exit Strategy for your property purchase. We use our C.A.R.E analysis method to filter through the many options in the property market for you to streamline your choices. This is a conservative & achievable asset progression plan, which allows you to accumulate wealth earlier in your property portfolio.



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WHATSAPP ME

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