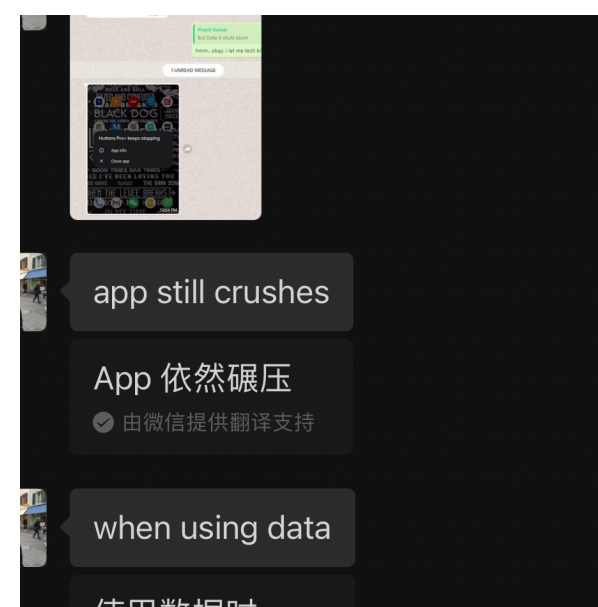


Personalised Property Analytics Report



NAME : Ken Chen

MOBILE : +6596352958

EMAIL : ken.chenh@audax.com.sg

CEA : ecoprop

Real Estate Intelligence Report



One Pearl Bank 万宝轩

PROJECT SUMMARY

Developer : CapitaLand
Tenure : 99 Years
District : D03
Region : RCR
Top : 2024
Total Units : 774

UNIT PRICE

Types	Size Range	Price From
1 Bedroom	: 431.0-431.0sqft	\$1,234,000
2 Bedroom	: 700.0-893.0sqft	\$1,955,000
3 Bedroom	: 1098.0-1281.0sqft	\$2,866,000
4 Bedroom	: 1399.0-2788.0sqft	\$3,437,000

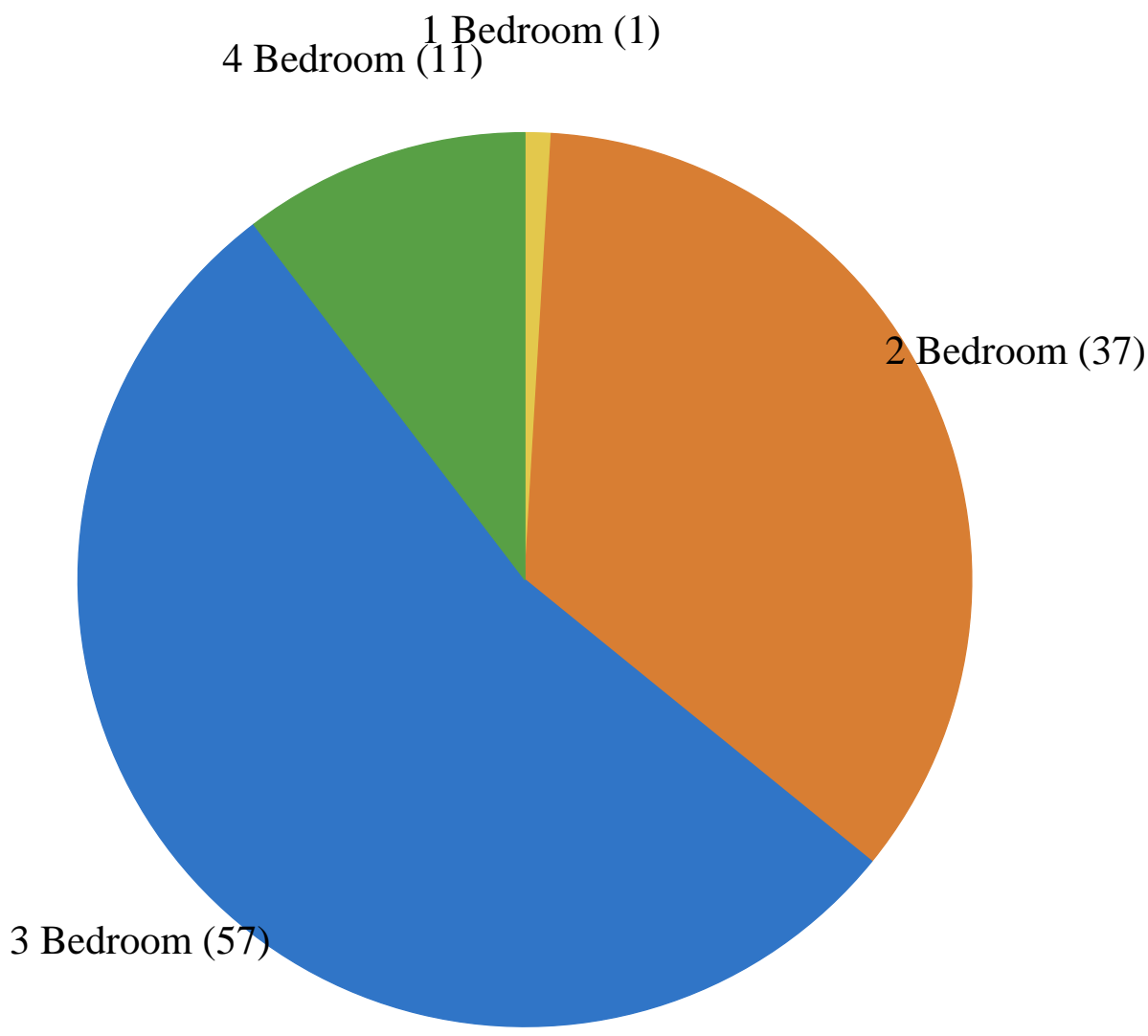
School(s) Within 1 KM Gill Singapore
Project Brochure [CLICK HERE](#)
360 Panorama [CLICK HERE](#)

Nearby MRT.

Clarke Quay/Tanjong Pagar/Raffles Place/Dhoby Ghaut/Outram Park/Chinatown/Telok Ayer/Fort Canning/Tiong Bahru/Downtown/City Hall/Keppel Mrt /Marina Bay/Dhoby Ghaut (NS24)/Somerset

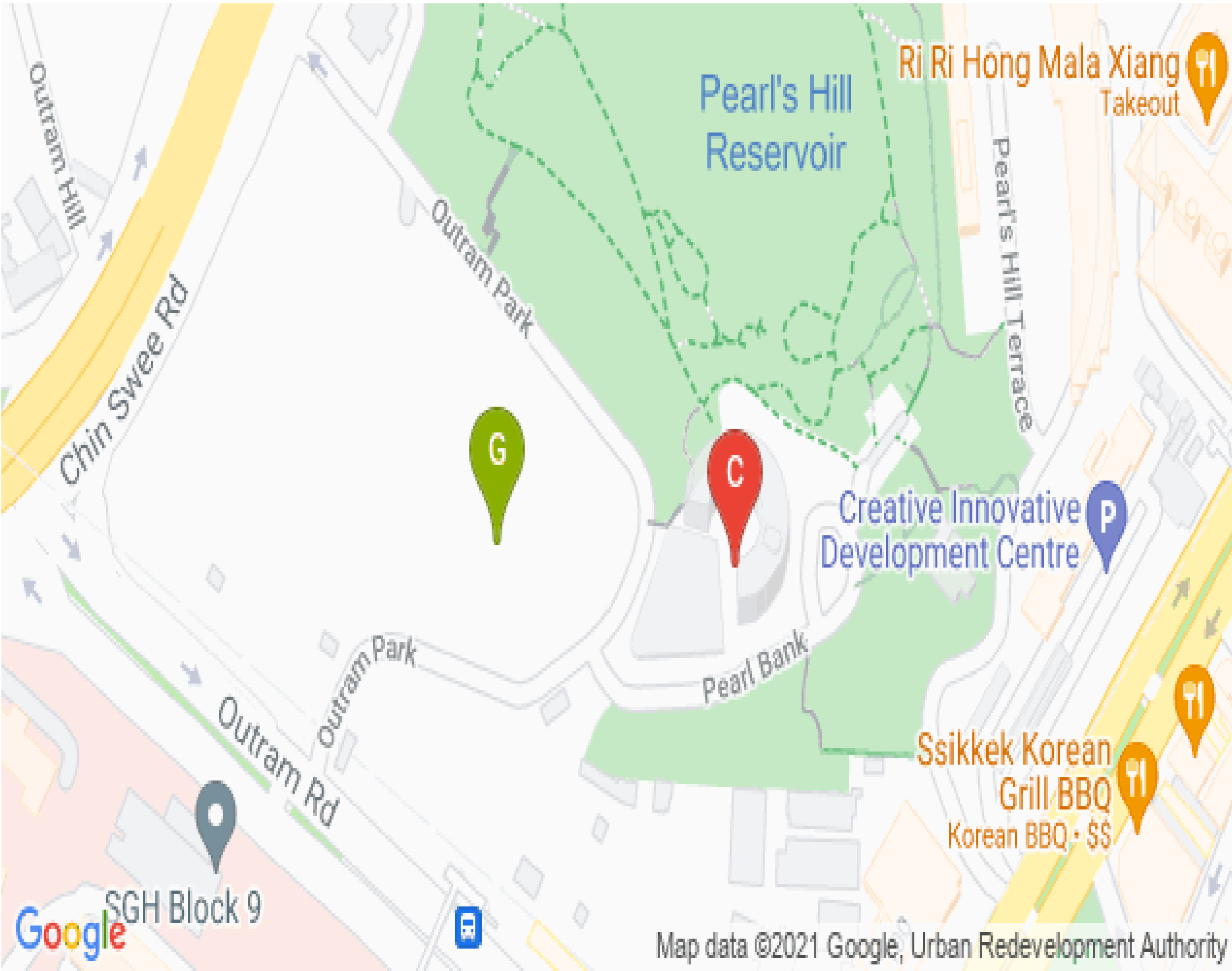


BEDROOM UNITS SHARES

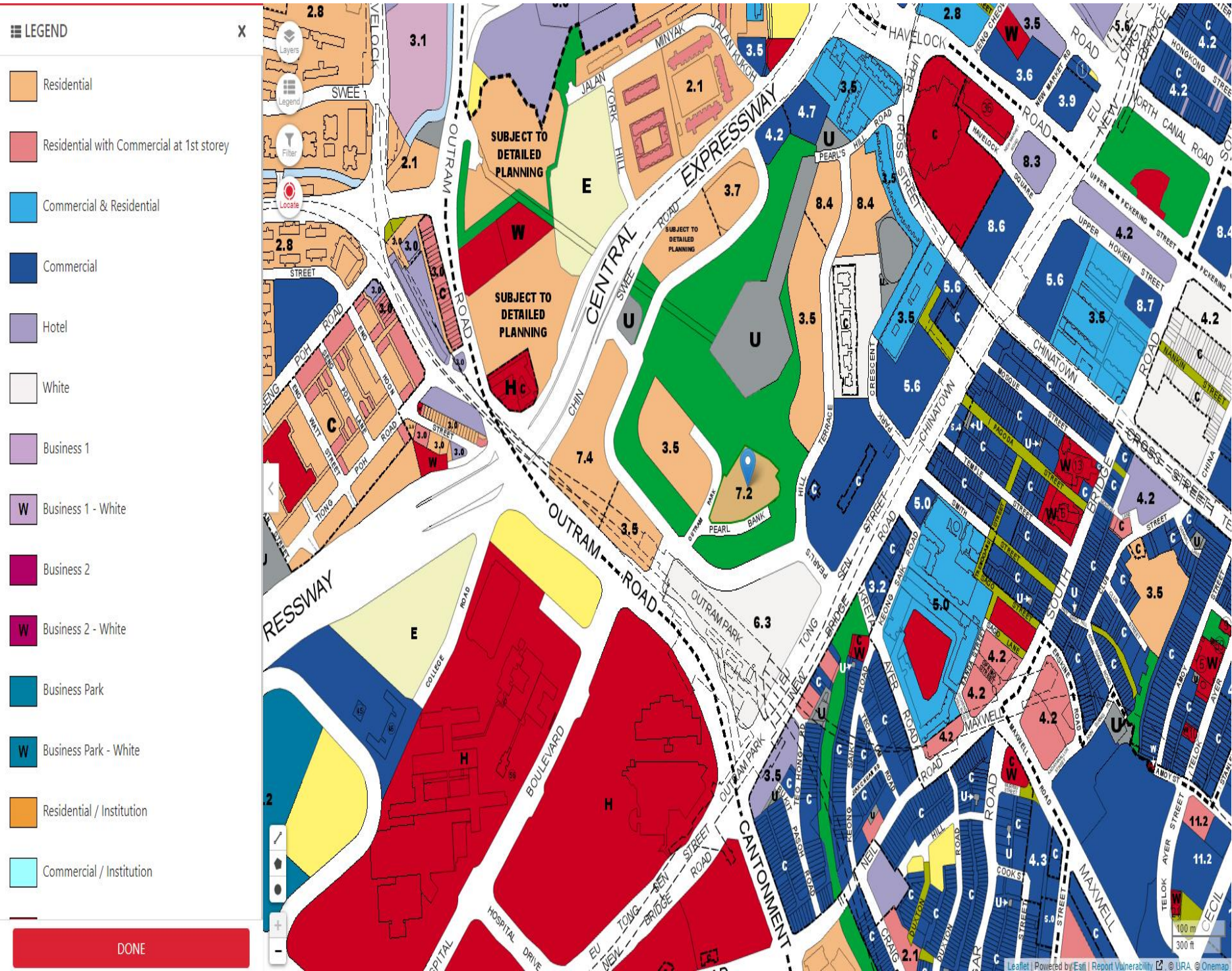


One Pearl Bank 万宝轩

LOCATION HIGHLIGHT



Source: Google Maps

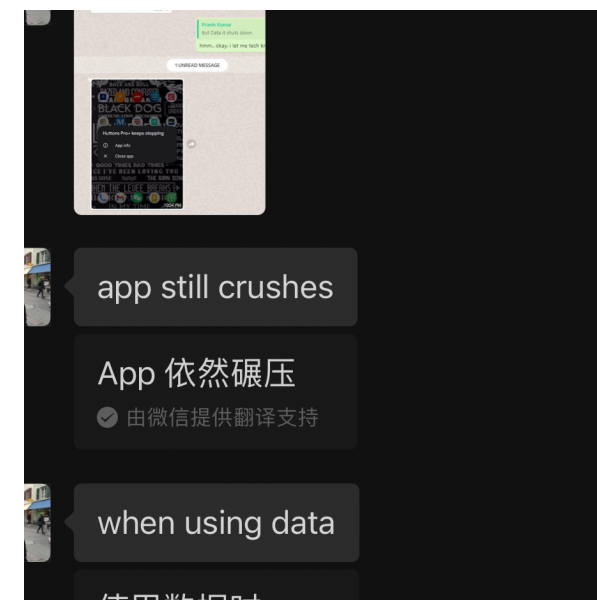


Source: URA Map



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



NAME : Ken Chen

MOBILE : +6596352958

EMAIL : ken.chenh@audax.com.sg

CEA : ecoprop



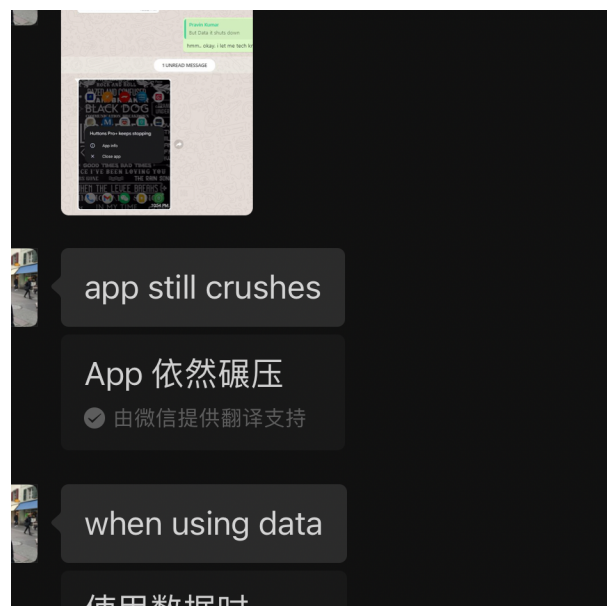
Guide to Financial Wellness

Unit Type	Price from	Monthly Installment	Min. Monthly Income Required For The Purchase	
			Employee	Self Employed
1 Bedroom	\$1,234,000	\$4,156	\$7,556	\$10,795
2 Bedroom	\$1,955,000	\$6,584	\$11,971	\$17,101
3 Bedroom	\$2,866,000	\$9,652	\$17,549	\$25,070
4 Bedroom	\$3,437,000	\$11,575	\$21,045	\$30,065

*Calculation based on 30 years tenure, 75% LTV, 3.5% bank interest rate. For your personal financial calculation, please approach our sales person for assistance.

How Much Can I Afford To Buy?

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

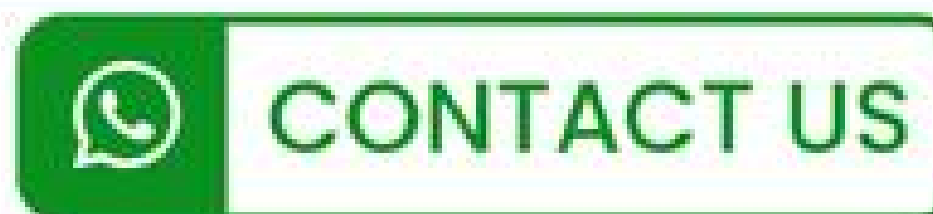


NAME : Ken Chen

MOBILE : +6596352958

EMAIL : ken.chenh@audax.com.sg

CEA : ecoprop

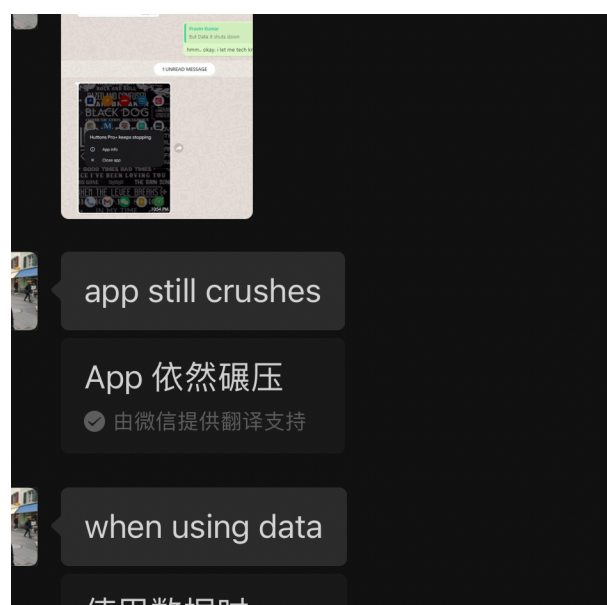


PROGRESSIVE PAYMENT

	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom					
PURCHASE PRICE	\$1,234,000	\$1,955,000	\$2,866,000	\$3,437,000	-					
LOAN AMT (75%)	\$925,500	\$1,466,250	\$2,149,500	\$2,577,750	-					
DOWN PAYMENTS & STAM DUTIES										
5% Upon Booking - Cash	\$61,700	\$97,750	\$143,300	\$171,850	-					
Buyer's Stamp Duty - BSD	\$33,960	\$62,800	\$99,240	\$122,080	-					
15% Down Payment - Cash/CPF	\$185,100	\$293,250	\$429,900	\$515,550	-					
Total Intial Down Payment (20% + BSD)	\$280,760	\$453,800	\$672,440	\$809,480	-					
DURING CONSTRUCTION PERIOD										
10% Upon Foundation - 5% Cash/CPF	\$61,700	\$97,750	\$143,300	\$171,850	-					
Grand Total for Cash + CPF	\$342,460	\$551,550	\$815,740	\$981,330	-					
	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%	\$61,700	\$216	\$97,750	\$342	\$143,300	\$502	\$171,850	\$601	-	-
10% Upon Concrete Framework	\$185,100	\$648	\$293,250	\$1,026	\$429,900	\$1,505	\$515,550	\$1,804	-	-
20% Upon Brick/Celling/Roads/Carparks	\$431,900	\$1,512	\$684,250	\$2,395	\$1,003,100	\$3,511	\$1,202,950	\$4,210	-	-
UPON & AFTER T.O.P										
25% Upon T.O.P	\$740,400	\$2,591	\$1,173,000	\$4,106	\$1,719,600	\$6,019	\$2,062,200	\$7,218	-	-
15% CSC	\$925,500	\$3,239	\$1,466,250	\$5,132	\$2,149,500	\$7,523	\$2,577,750	\$9,022	-	-

*Calculation based on 30 years tenure, 3.5% bank interest rate. For your personal financial calculation, please approach our salesperson for assistance.

DEVELOPER MASSIVE DISCOUNT



NAME : Ken Chen

MOBILE : +6596352958

EMAIL : ken.chenh@audax.com.sg

CEA : ecoprop



Why Do I Need To Submit Cheque For Preview?

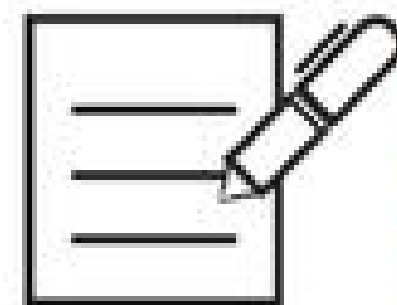


Developers have been working in tandem with the Urban Redevelopment Authority (URA) to ensure that their sales galleries and viewing adapt to a stricter protocol.

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)
2022-09	26	1399.0	\$3,767,000	\$2,692
2022-08	13	1152.0	\$2,867,000	\$2,488
2022-08	35	893.0	\$2,177,000	\$2,437
2022-08	31	700.0	\$2,001,000	\$2,858
2022-08	21	431.0	\$1,299,000	\$3,013
2022-08	37	560.0	\$1,664,000	\$2,971
2022-08	31	700.0	\$1,948,000	\$2,782
2022-08	25	431.0	\$1,238,000	\$2,872
2022-08	33	893.0	\$2,162,000	\$2,421
2022-08	33	893.0	\$2,260,000	\$2,530

774

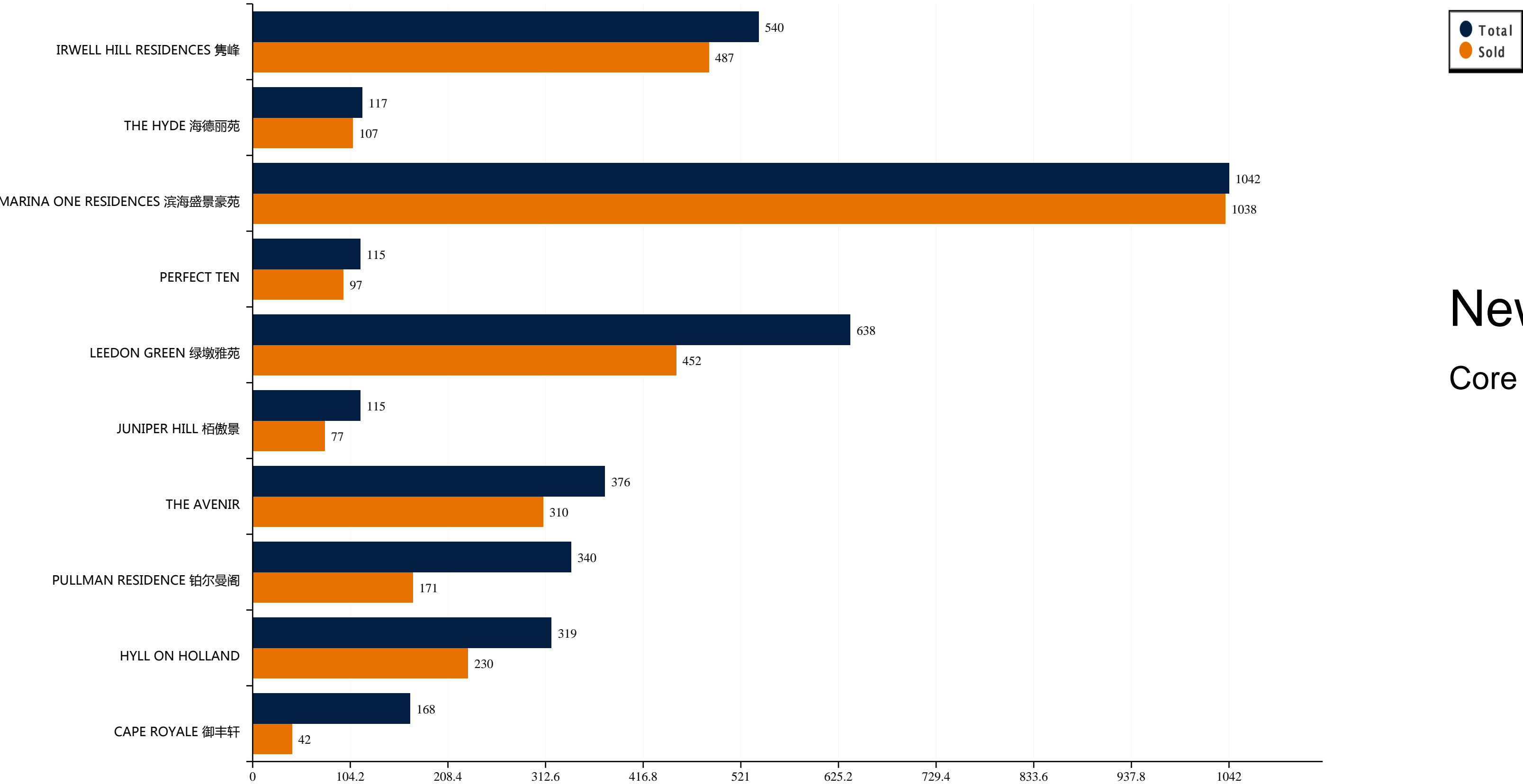
TOTAL UNITS

774

**TOTAL UNITS
LAUNCHED**

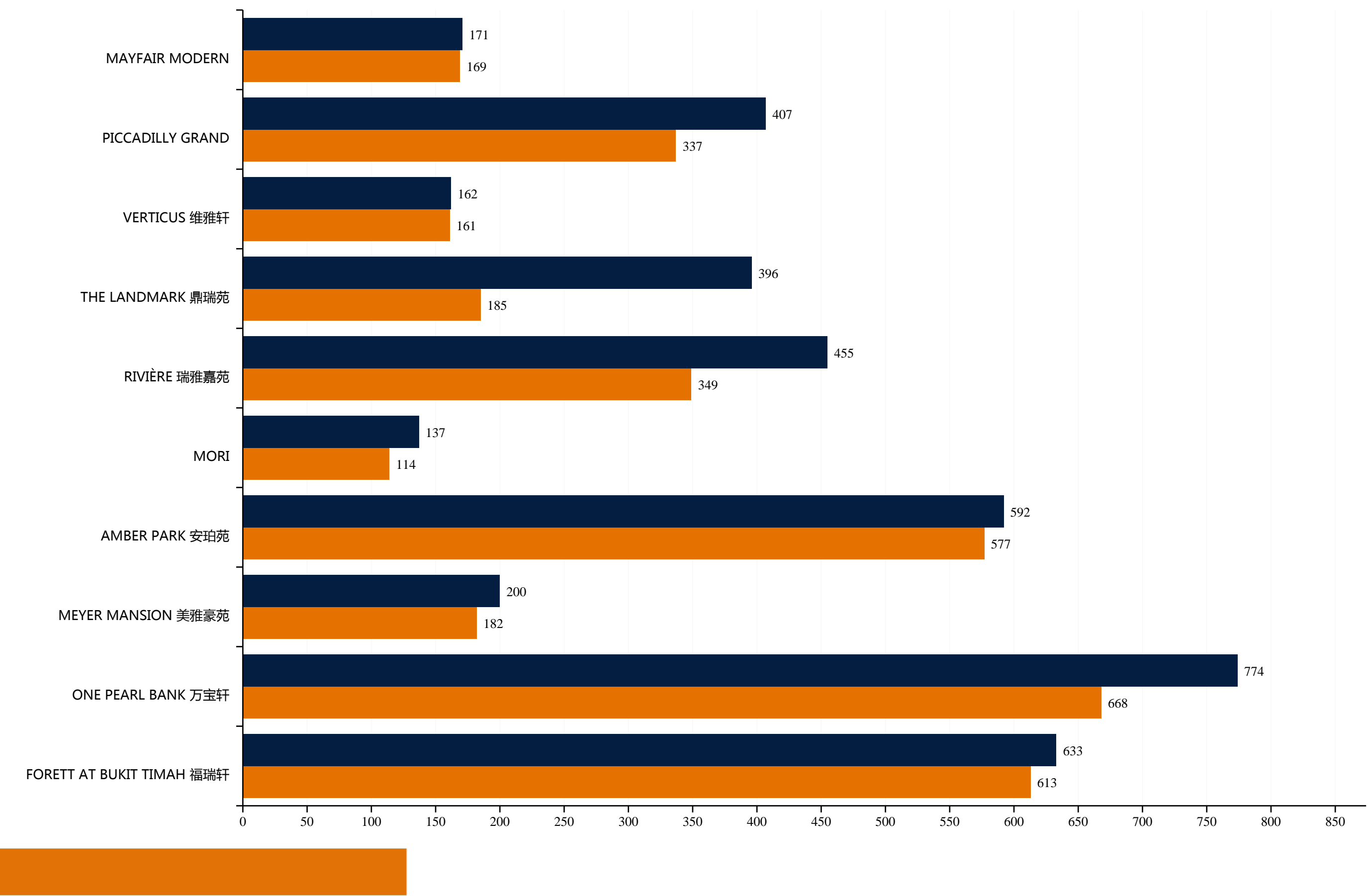
668

**TOTAL UNITS
SOLD**



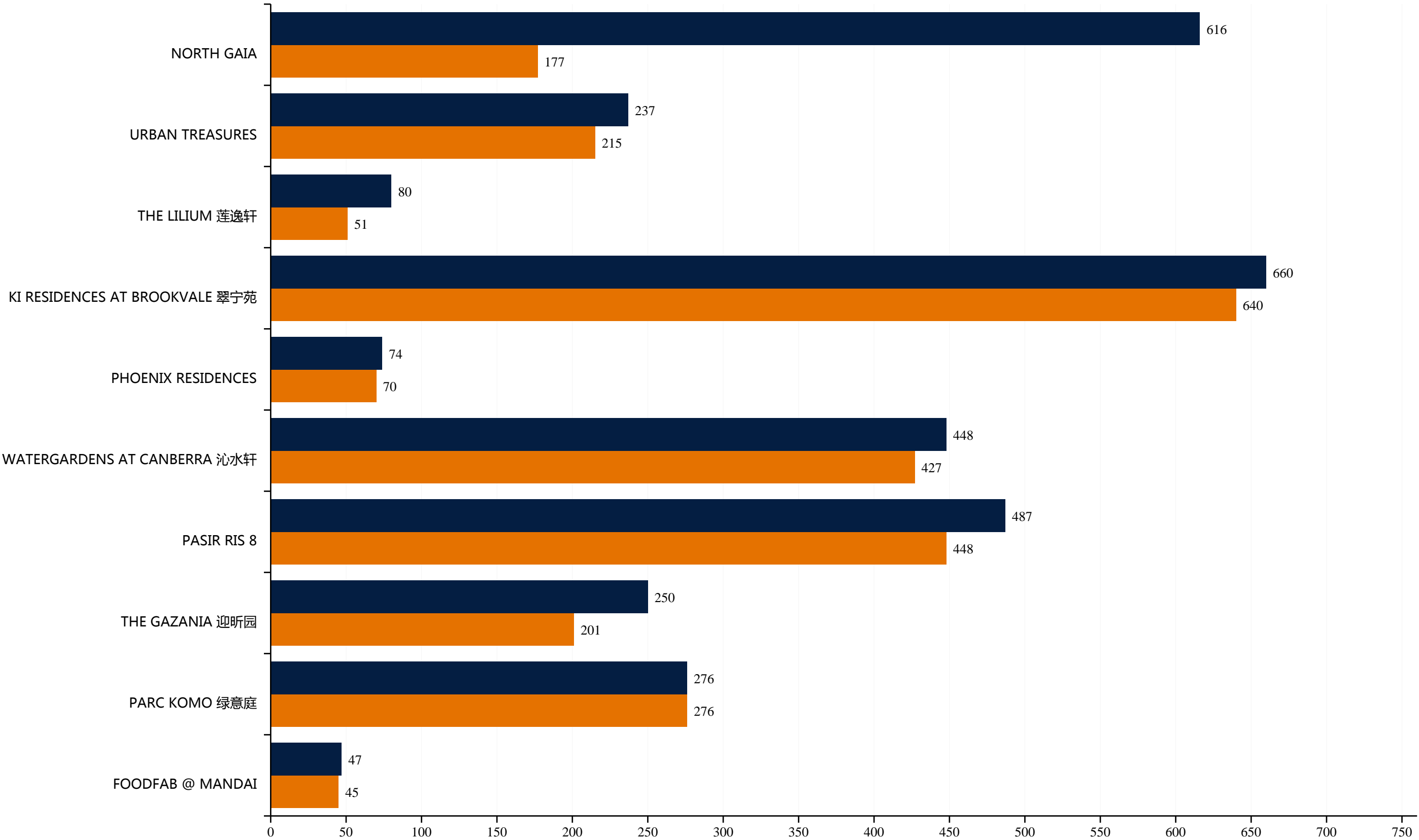
New Project Sales Progress

Core Central Region (CCR)



New Project Sales Progress

Core Central Region (RCR)



New Project Sales Progress

Core Central Region (OCR)



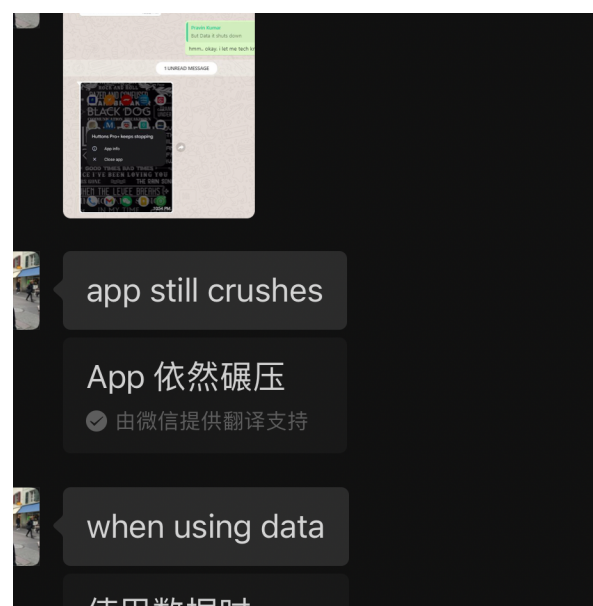
NEW LAUNCH TIMELINE





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.

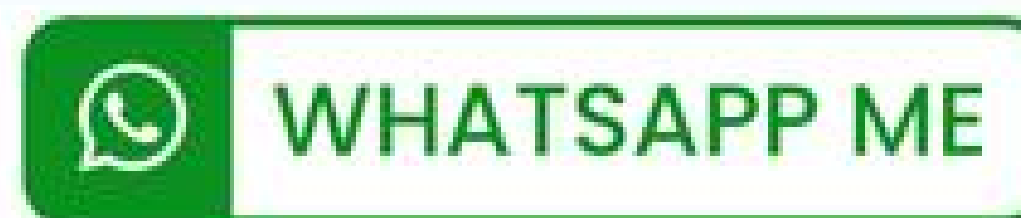


NAME : Ken Chen

MOBILE : +6596352958

EMAIL : ken.chenh@audax.com.sg

CEA : ecoprop



DISCLAIMER

While Huttons has endeavoured to ensure that the information and materials contained herein are accurate and up to date as at [02/09/2022], Huttons is not responsible for any errors or omissions, or for the results obtained from their use or the reliance placed on them. All information is provided 'as is', with no guarantee of completeness, and accuracy. In no event will Huttons and/or salespersons thereof be liable in contract or in tort, to any party for any decision made or action taken in reliance on the information in this document or for any direct, indirect, consequential, special or similar damages.