

Personalised Property Analytics Report

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Real Estate Intelligence Report



J'den 聚鼎

PROJECT SUMMARY

Developer : CapitaLand
Tenure : 99 Years wef 30 August 2023
District : D22
Region :
Top : 2028
Total Units : 368

UNIT PRICE

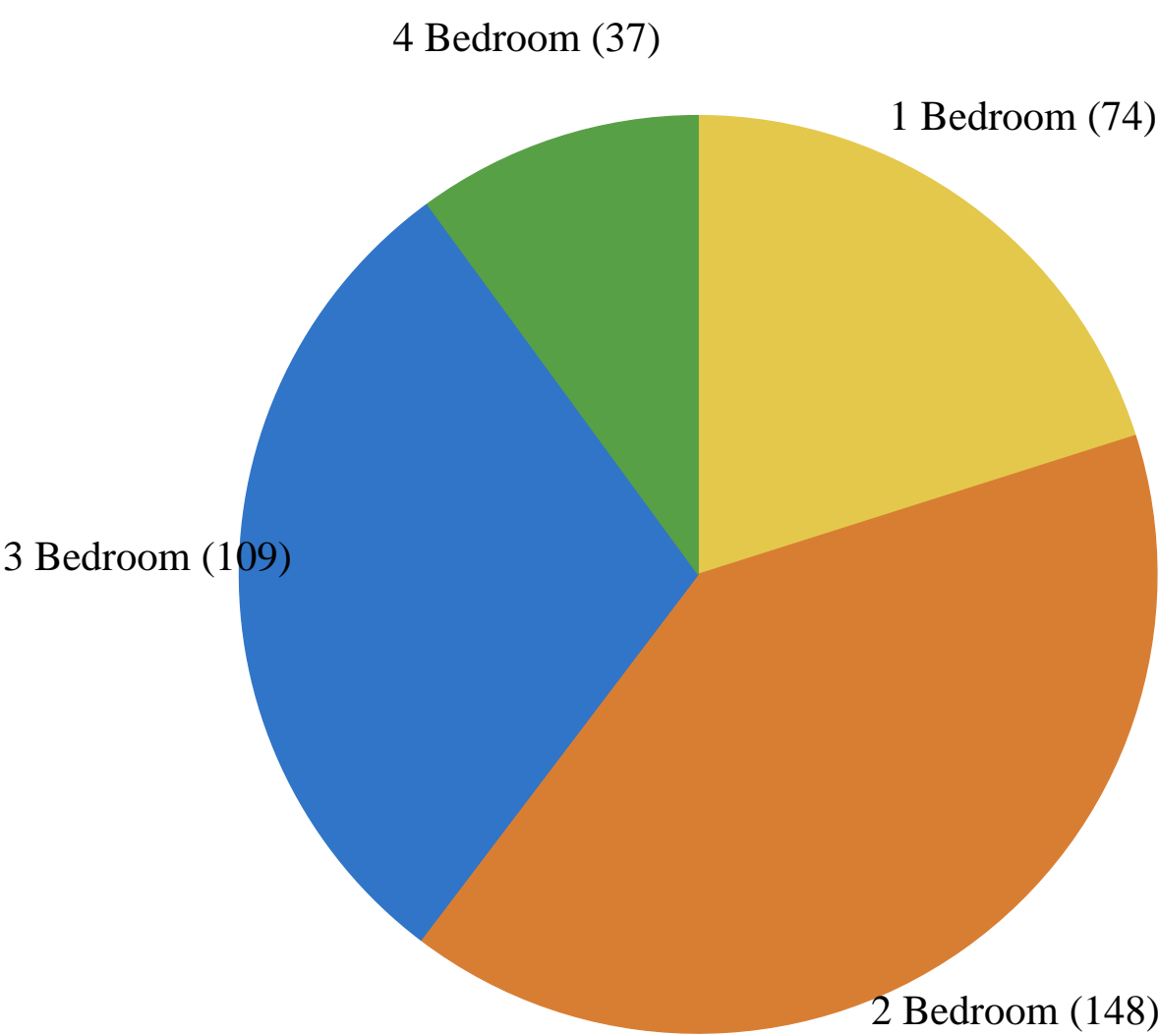
Types	Size Range	Price From
1 Bedroom	: 527.0-624.0sqft	-
2 Bedroom	: 710.0-850.0sqft	\$2,273,000
3 Bedroom	: 1141.0-1259.0sqft	\$2,928,000
4 Bedroom	: 1485.0-1485.0sqft	\$3,360,000

Project Brochure [-]
360 Panorama [-]

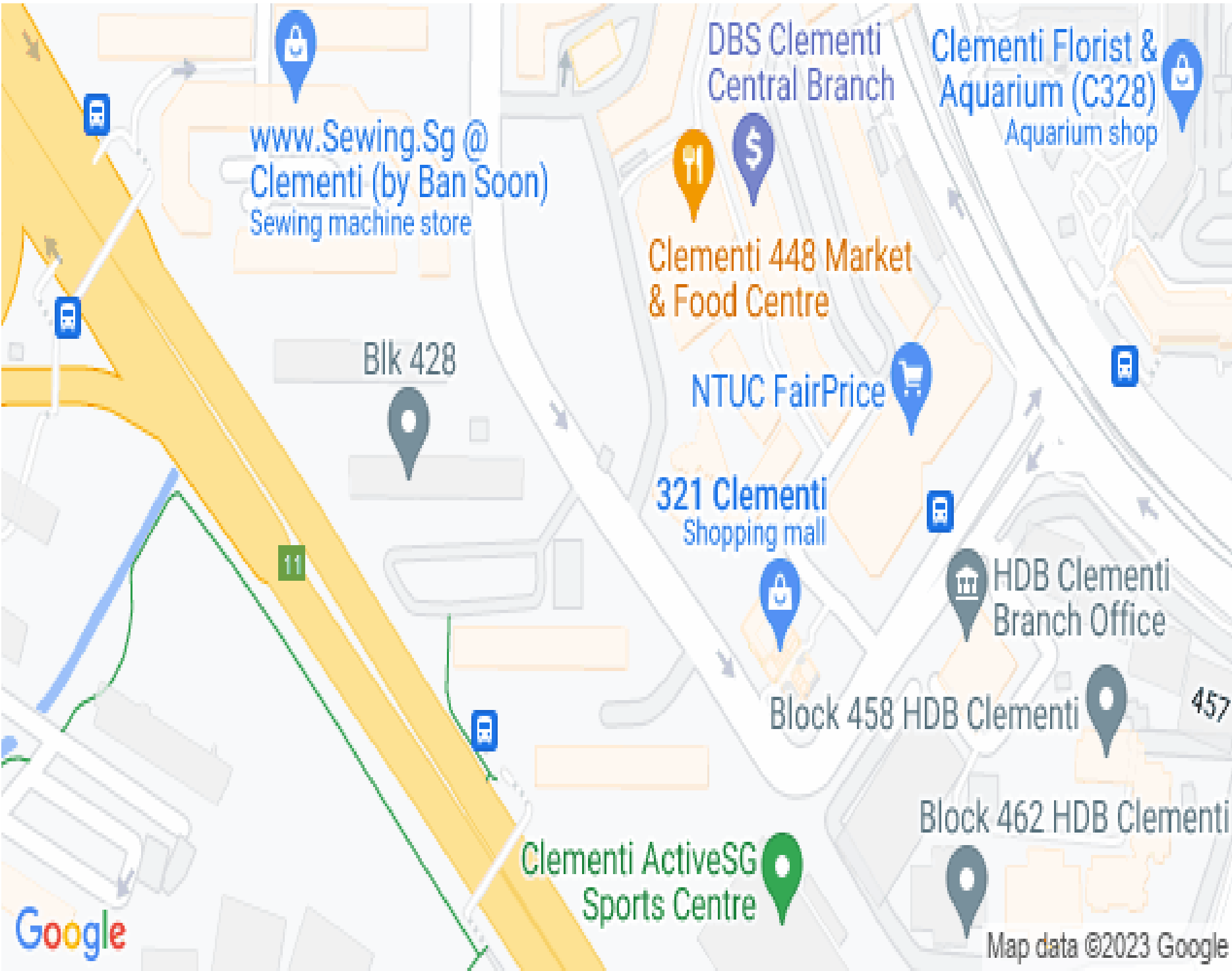
School(s) Within 1 KM Spring College International/Crest Secondary School/Bukit Batok Secondary School

Nearby MRT within 2KM Jurong East/Chinese Garden

BEDROOM UNITS SHARES



LOCATION HIGHLIGHT



Source: Google Maps

Source: URA Map

Guide to Financial Wellness

Unit Type	Price from	Monthly Installment	Min. Monthly Income Required For The Purchase	
			Employee	Self Employed
1 Bedroom	-	-	-	-
2 Bedroom	\$2,273,000	\$7,655	\$13,918	\$19,883
3 Bedroom	\$2,928,000	\$9,861	\$17,929	\$25,613
4 Bedroom	\$3,360,000	\$11,316	\$20,575	\$29,392

*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.

PROGRESSIVE PAYMENT

	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom					
PURCHASE PRICE	-	\$2,273,000	\$2,928,000	\$3,360,000	-					
LOAN AMT (75%)	-	\$1,704,750	\$2,196,000	\$2,520,000	-					
DOWN PAYMENTS & STAM DUTIES										
5% Upon Booking - Cash	-	\$113,650	\$146,400	\$168,000	-					
Buyer's Stamp Duty - BSD	-	\$83,250	\$116,000	\$141,200	-					
15% Down Payment - Cash/CPF	-	\$340,950	\$439,200	\$504,000	-					
Total Intial Down Payment (20% + BSD)	-	\$537,850	\$701,600	\$813,200	-					
DURING CONSTRUCTION PERIOD										
10% Upon Foundation - 5% Cash/CPF	-	\$113,650	\$146,400	\$168,000	-					
Grand Total for Cash + CPF	-	\$651,500	\$848,000	\$981,200	-					
	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%	-	-	\$113,650	\$398	\$146,400	\$512	\$168,000	\$588	-	-
10% Upon Concrete Framework	-	-	\$340,950	\$1,193	\$439,200	\$1,537	\$504,000	\$1,764	-	-
20% Upon Brick/Celling/Roads/Carparks	-	-	\$795,550	\$2,784	\$1,024,800	\$3,587	\$1,176,000	\$4,116	-	-
UPON & AFTER T.O.P										
25% Upon T.O.P	-	-	\$1,363,800	\$4,773	\$1,756,800	\$6,149	\$2,016,000	\$7,056	-	-
15% CSC	-	-	\$1,704,750	\$5,967	\$2,196,000	\$7,686	\$2,520,000	\$8,820	-	-

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

Why Do I Need To Submit Cheque For Preview?

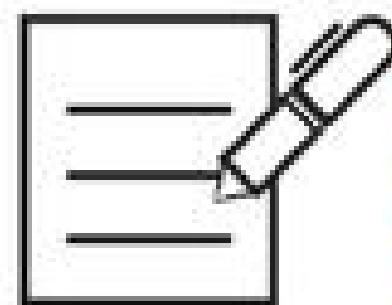


Developers have been working in tandem with the Urban Redevelopment Authority (URA) to ensure that their sales galleries and viewing adapt to a stricter protocol.

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 you are. Your safety is our priority.

Sales Transactions

[illegible]

368

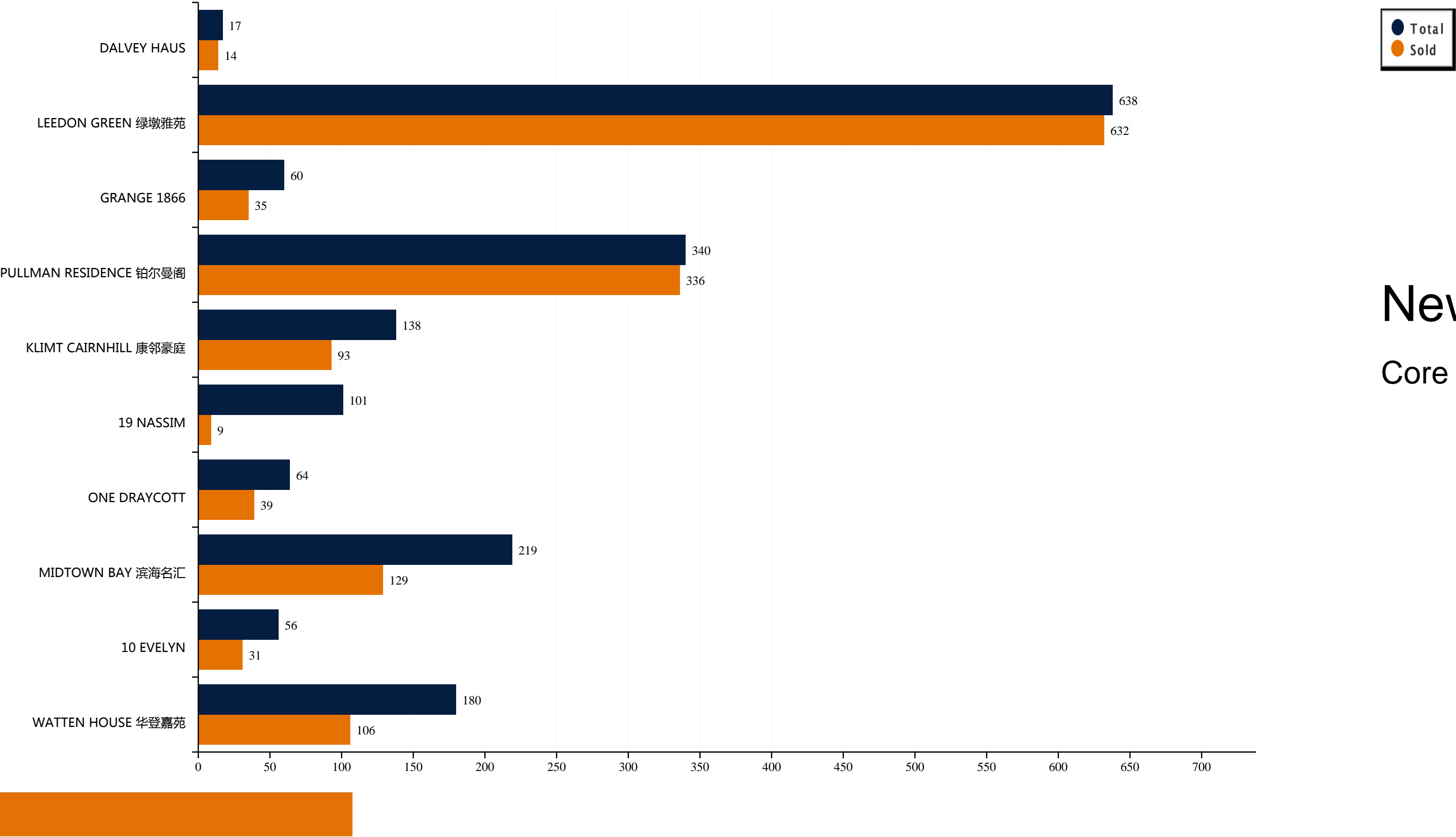
TOTAL UNITS

368

TOTAL UNITS LAUNCHED

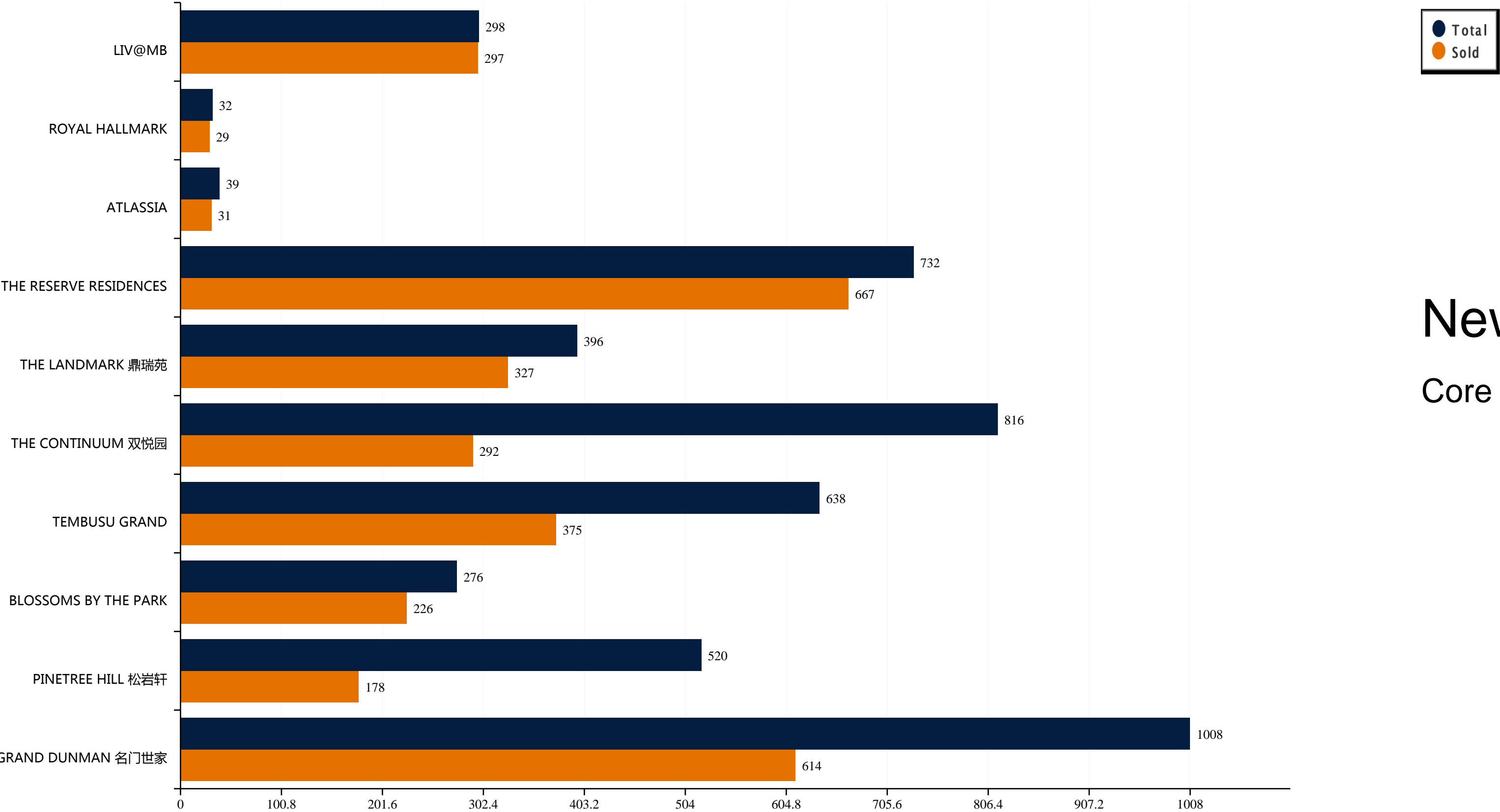
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TOTAL UNITS SOLD



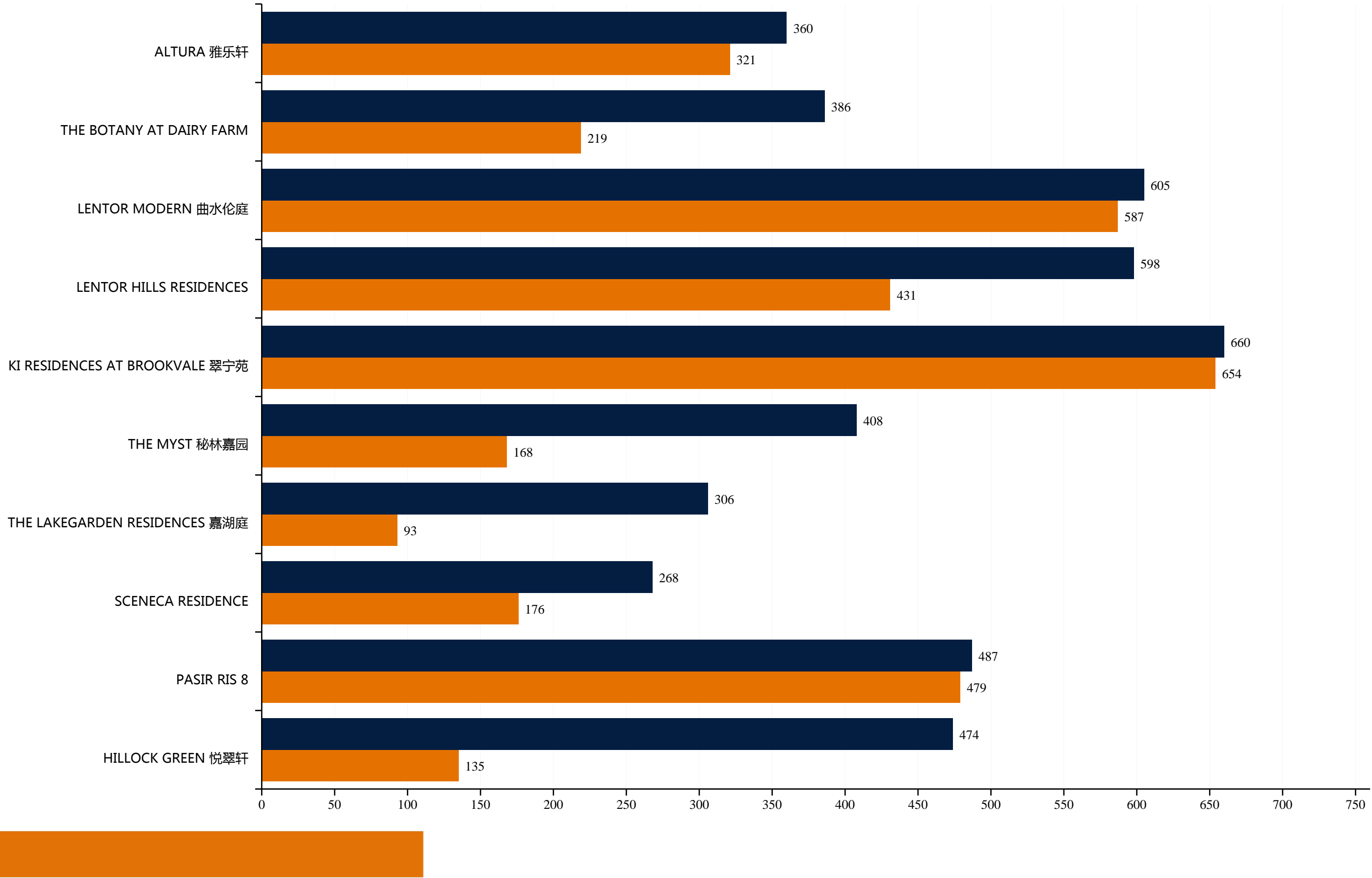
New Project Sales Progress

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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