

AQUARIUS BY THE PARK

Listing at AQUARIUS BY THE PARK Recent TOP 12

For Sale

Amount	PSF	Area	Listed Date	Agent Name	Contact
900000	1007.84	893 sqft	04-Apr-2018	TEO POH NGOI ALICE	98507506
920000	837.89	1098 sqft	30-Mar-2018	NEO CHIN BENG	90263334
1080000	880.20	1227 sqft	05-Apr-2018	ZHONG XIN LING JOLENE	97735351
1880000	891.00	2110 sqft	06-Apr-2018	JOS CHANG	87775544
1880000	891.00	2110 sqft	31-Mar-2018	LIM RONG QIANG	96663532
1100000	912.11	1206 sqft	31-Mar-2018	MURNI	84681158
1150000	953.57	1206 sqft	06-Apr-2018	HO XIU MEI	98226611
1190000	969.85	1227 sqft	06-Apr-2018	DORIS TAN CHIN HOON	91010511
1300000	981.87	1324 sqft	05-Apr-2018	SIAH CHENG YUE	90908488
1300000	981.87	1324 sqft	29-Mar-2018	NANIK VISHINDAS	91007377
1300000	981.87	1324 sqft	28-Mar-2018	SANTHONY D/O NANOO	91770473
890000	996.64	893 sqft	02-Apr-2018	GLYNIS TAN SIEW LI	83632331

For Rent

Amount	PSF	Area	Listed Date	Agent Name	Contact
2600	2.12	1227 sqft	21-Mar-2018	NANIK VISHINDAS	91007377
2700	2.24	1206 sqft	23-Mar-2018	PUN SIEW HONG	81211422
2150	2.40	894 sqft	26-Mar-2018	RONALD HO CHIN WU	93392796
2900	2.41	1205 sqft	05-Apr-2018	LEE SIEW KENG	90129229
2950	2.45	1206 sqft	25-Mar-2018	TAN TECK THEY	97735582
3000	2.49	1206 sqft	02-Apr-2018	NANIK VISHINDAS	91007377
2300	2.57	894 sqft	03-Apr-2018	CHOW YIN LING	97931222
3100	2.57	1206 sqft	02-Apr-2018	NEO CHIN BENG	90263334
2300	2.57	894 sqft	02-Apr-2018	YU SHUN YAN	97620858
2400	2.68	894 sqft	06-Apr-2018	POH WEI KONG	82222257
2400	2.68	894 sqft	29-Mar-2018	POH WEI KONG	82222257
2400	2.69	893 sqft	18-Mar-2018	LIM JUN YANG RAYNARD	91088987

Nearby Listing at AQUARIUS BY THE PARK Recent TOP 12

For Sale (Nearby 1Km)

Apartment \ Condominium Name	Amount	PSF	Area	Listed Date	Agent Name	Contact
Clearwater, The	1350000	1011.24	1335 sqft	06-Apr-2018	LEOW LAI CHOON	81574088
Clearwater, The	1400000	1015.97	1378 sqft	06-Apr-2018	SAYYED FAIYAZ YUNUS	97861000
Clearwater, The	1500000	1088.53	1378 sqft	06-Apr-2018	YEO HWEE PING RENA	98770033
Clearwater, The	800000	1176.47	680 sqft	06-Apr-2018	YEE KAM WAI EDMUND	92229907
Waterfront Gold	1570000	1279.54	1227 sqft	06-Apr-2018	TEO SOCK PING	96193318
Waterfront Gold	1580000	1322.18	1195 sqft	06-Apr-2018	YONG CHING SIN	83339128
Waterfront Gold	950000	1424.29	667 sqft	06-Apr-2018	WEE PEI HSIA	90993382
Tanamera Crest	999000	835.98	1195 sqft	06-Apr-2018	KUAH KAI PIN KAVIN	81896848
Aquarius By The Park	1880000	891.00	2110 sqft	06-Apr-2018	JOS CHANG	87775544
Tanamera Crest	1488000	927.68	1604 sqft	06-Apr-2018	LEE CHO HOONG	91009393
Aquarius By The Park	1150000	953.57	1206 sqft	06-Apr-2018	HO XIU MEI	98226611
Aquarius By The Park	1190000	969.85	1227 sqft	06-Apr-2018	DORIS TAN CHIN HOON	91010511

For Rent (Nearby 1Km)

Apartment \ Condominium Name	Amount	PSF	Area	Listed Date	Agent Name	Contact
Aquarius By The Park	2900	2.41	1205 sqft	05-Apr-2018	LEE SIEW KENG	90129229
Clearwater, The	3200	2.46	1303 sqft	06-Apr-2018	ZHANG LI	98171569
East Meadows	3000	2.50	1200 sqft	06-Apr-2018	LIM HWEE LEONG ROY	98215235
East Meadows	3100	2.59	1195 sqft	05-Apr-2018	BOEY QI JUN	96940883
East Meadows	3200	2.63	1216 sqft	05-Apr-2018	TAN CHOR PING	96862827
East Meadows	3600	2.65	1356 sqft	05-Apr-2018	ONG YI NING	91250798
East Meadows	3200	2.67	1200 sqft	05-Apr-2018	TAN CHOR PING	96862827
Aquarius By The Park	2400	2.68	894 sqft	06-Apr-2018	POH WEI KONG	82222257
East Meadows	3300	2.76	1195 sqft	05-Apr-2018	CHOONG YEE KAI	98299348
Clearwater, The	2900	2.90	1001 sqft	05-Apr-2018	LYDIA SHI CHENQI	96285498
Waterfront Gold	2700	3.02	893 sqft	05-Apr-2018	TAN HUI MING	93834711
East Meadows	3700	3.08	1200 sqft	05-Apr-2018	TAN CHOR PING	96862827

Nearby Unsold Units And New Launch Units

■ Unsold Units 0
 ■ New Launch Units 0

Unsold Units at 2018 (Nearby 1KM)

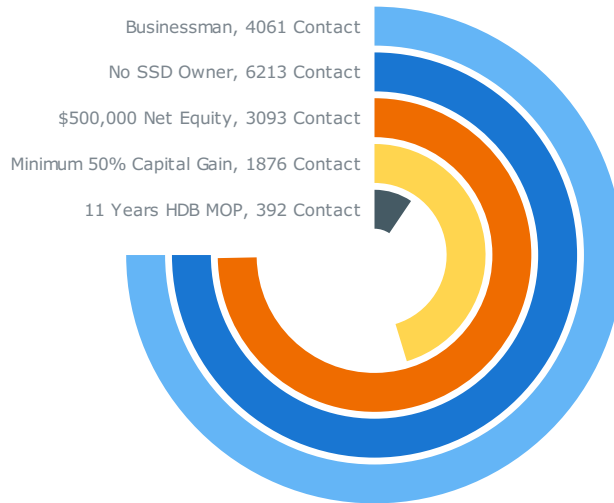
Apartment \ Condominium Name	Total Units	Sold Units	Unsold Units	Median PSF
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New Launch Units at 2019 (Nearby 1KM)

Apartment \ Condominium Name	Total Units
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Nearby Profile

Nearby Profile From AQUARIUS BY THE PARK (3 Kilometer)



Project Details

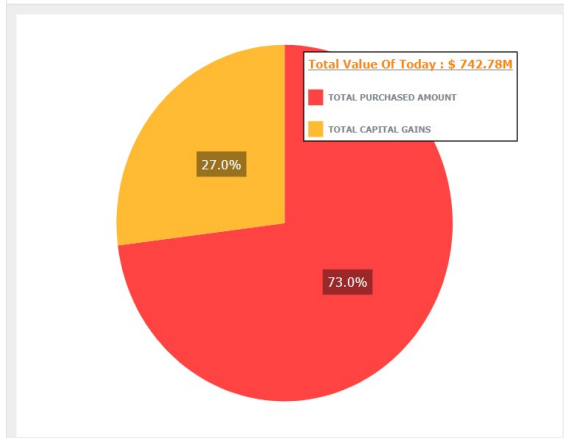
***** AQUARIUS BY THE PARK *****	
COMPLETED IN	2001 (17 Years Old)
NO. OF UNITS	720
TRANSACTION COUNT *	710
TENURE	99 YRS FROM 12/06/1996
NO. OF MULTIPLE PROPERTY OWNER	69
LAND AREA (SF)	-
MOBILE COUNT	Send SMS (234)
TELEPHONE COUNT	Add Campaign (0)
ADDRESS LABEL	Make Label (710)

* = Based On Caveated Unit

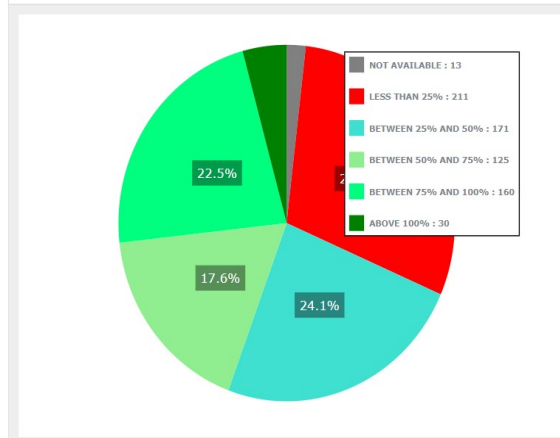
Scenario 1 (Based On Current Valuation)

CONSOLIDATED PURCHASED PRICE*	\$ 542.25M
BASED ON CURRENT VALUATION *	\$ 742.78M
PSF *	\$ 855
TOTAL CAPITAL GAINS *	\$ 200.52M
AVERAGE CAPITAL GAINS PER UNIT *	\$ 282.42K
NET EQUITY *	\$ 396.15M

Valuation Analyst Chart



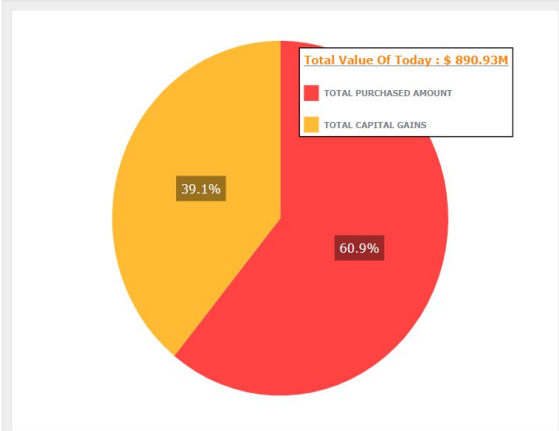
Capital Gain Analyst Chart



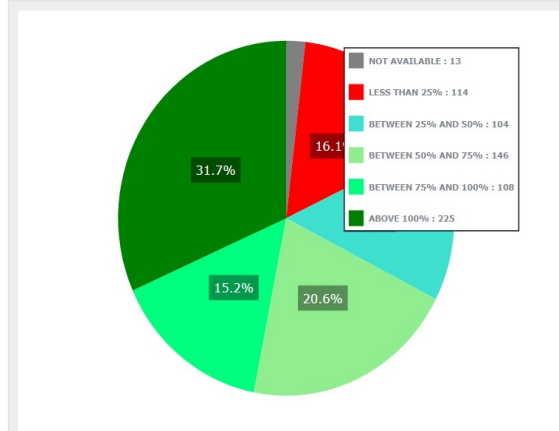
Scenario 2 (20% > Current Valuation)

CONSOLIDATED PURCHASED PRICE*	\$ 542.25M
BASED ON CURRENT VALUATION *	\$ 890.93M
PSF *	\$ 1,026
TOTAL CAPITAL GAINS *	\$ 348.67M
AVERAGE CAPITAL GAINS PER UNIT *	\$ 491.09K
NET EQUITY *	\$ 396.15M

Valuation Analyst Chart



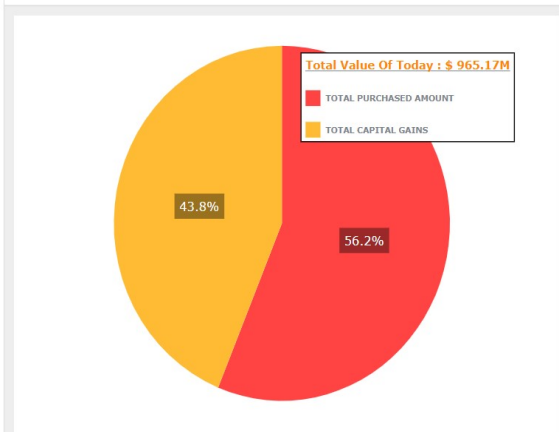
Capital Gain Analyst Chart



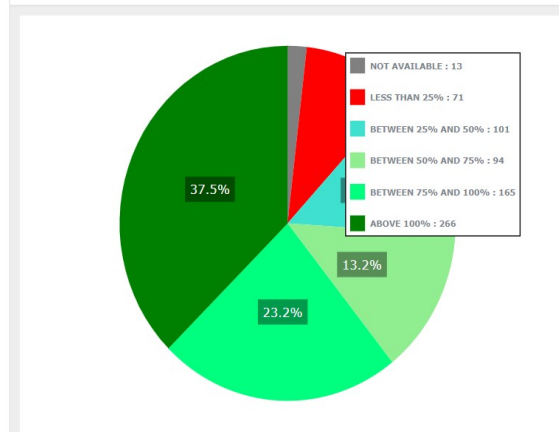
Scenario 3 (30% > Current Valuation)

CONSOLIDATED PURCHASED PRICE*	\$ 542.25M
BASED ON CURRENT VALUATION *	\$ 965.17M
PSF *	\$ 1,112
TOTAL CAPITAL GAINS *	\$ 422.92M
AVERAGE CAPITAL GAINS PER UNIT *	\$ 595.66K
NET EQUITY *	\$ 396.15M

Valuation Analyst Chart



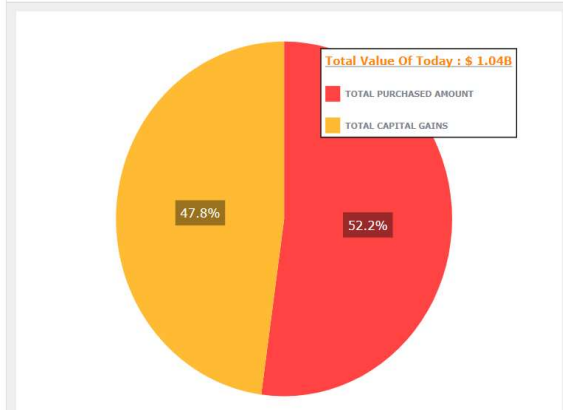
Capital Gain Analyst Chart



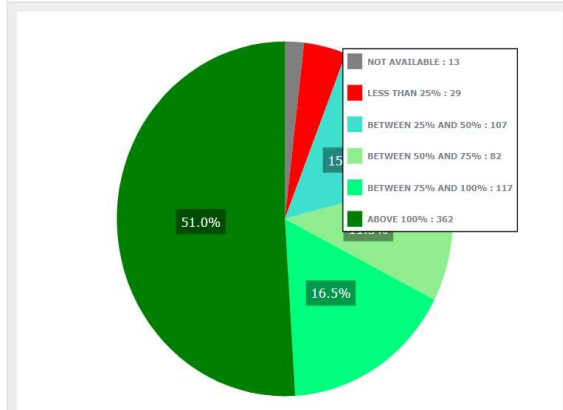
Scenario 4 (40% > Current Valuation)

CONSOLIDATED PURCHASED PRICE*	\$ 542.25M
BASED ON CURRENT VALUATION *	\$ 1.04B
PSF *	\$ 1,197
TOTAL CAPITAL GAINS *	\$ 497.16M
AVERAGE CAPITAL GAINS PER UNIT *	\$ 700.22K
NET EQUITY *	\$ 396.15M

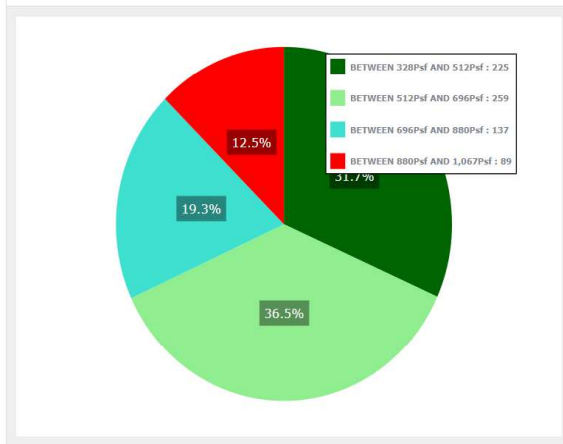
Valuation Analyst Chart



Capital Gain Analyst Chart



Purchased PSF Chart



Sold Project List Within 1Km

Pending Project List Within 1Km