

WWW.VINCENTSOHPROPERTY.COM



FOR SALE / RENT

Advertising on Various Property Portals



And our Agent Co-broke Network

Contact Vincent Soh +65 9835 7066 (License No. R061088J)

How I Market Your Property

UOB
PROPERTY
VALUATION

TTT
TOGETHER TO THE TOP

Here are the result of your property valuation search with recent sales transaction in the neighbourhood. Searched property valued (indicative) at



\$1,6XX,XXX

Date: 06 Oct 2023

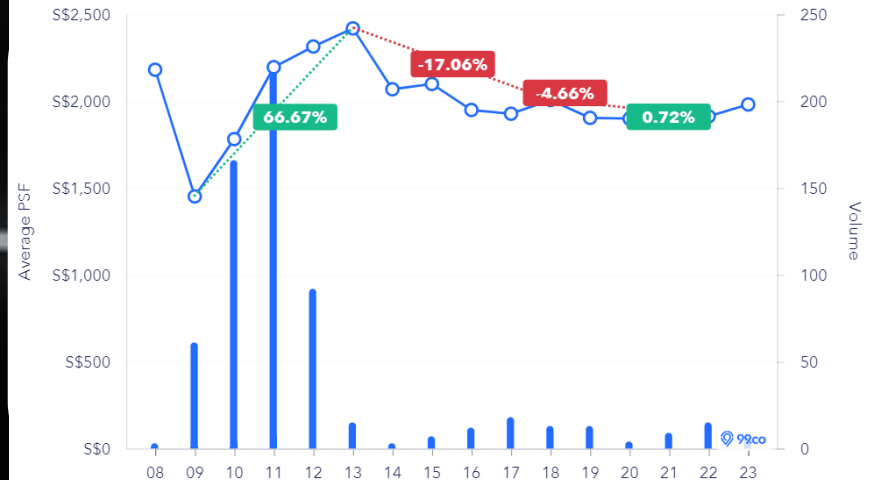
PROPERTY DETAILS

Apartment/ Condominium/ Executive Condominium
527 sqft (Floor area)

#09-09, Address of Address Singapore
123456

PROPERTY VALUATION BY

UOB



ANALYSIS OF YOUR CURRENT PROPERTY VALUE

How I Market Your Property



BEFORE

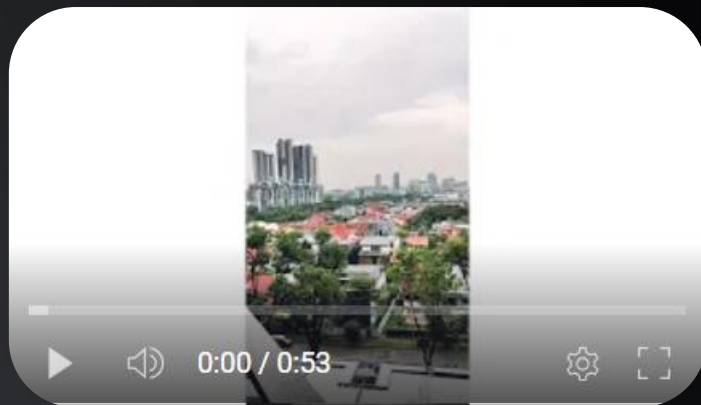
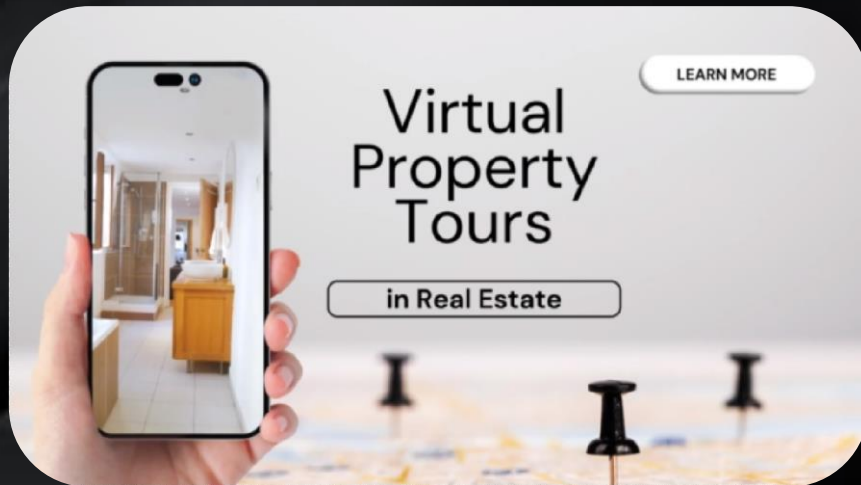


AFTER

PHOTO ENHANCEMENT *(basic)*

1. Shadow Adjustment
2. Tone Adjustment
3. Brightness Adjustment
4. White Balance Adjustment
5. Exposure Adjustment
6. Vibrance Adjustment
7. Saturation Adjustment
8. Highlights Adjustment
9. Colour Correction
10. Straightening Photo
11. Increase Clarity
12. Lens Distortion Removal
13. HDR Bracketing
14. Contrast Adjustment
15. Adjust Dimensions
16. Blur face & info

How I Market Your Property



3D Virtual Property Tour + Home Video

The immersive experience of 3D Virtual Property Tour & Home Video allows your potential buyers to explore homes at the comfort of their own home, with a single click. Reap the benefits of remote exploration, comprehensive property understanding, time efficiency, enhanced engagement, and convenient accessibility for your property.

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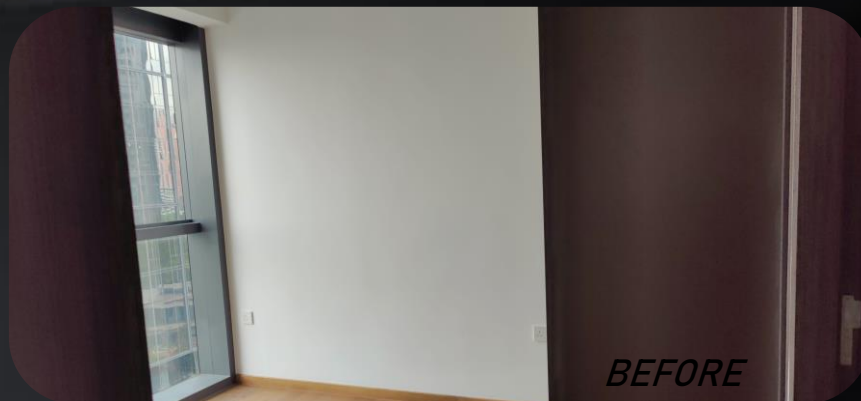
How I Market Your Property



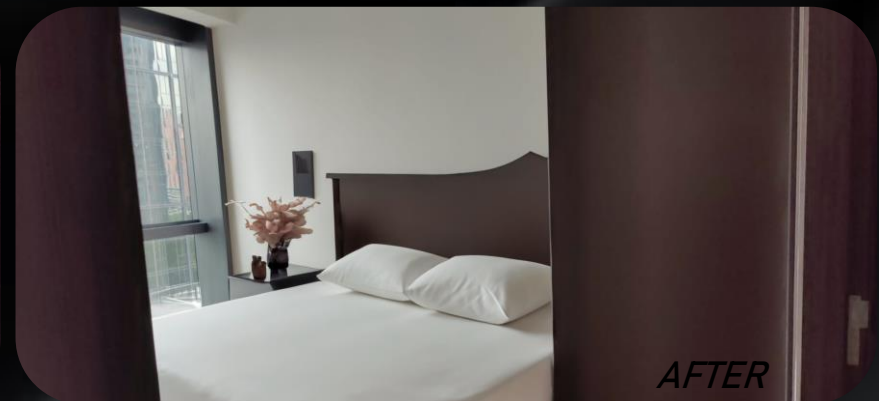
BEFORE



AFTER



BEFORE



AFTER

VIRTUAL STAGING

Virtual Staging transforms empty spaces into stylish, fully furnished environments, maximizing market appeal for sellers and offering buyers a glimpse into the potential of each space.

**includes staging furniture/fixtures that's NOT built-in (e.g. ceiling lights & fans, built-in wardrobe & kitchen cabinets are not included) If required, please order Premium service under Virtual Renovation)*

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How I Market Your Property



**VIRTUAL
RENOVATION**
(premium)

Using advanced computer software, adding paint, decor, fixtures, flooring and even make structural changes to transform a vacant property into a visually stunning digital home; allowing the visualization of a property's true potential without physically stepping foot inside. This innovative technology will revolutionized the way your property is marketed.

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How I Market Your Property

Financial Health

Sales Proceeds

Property Price	\$1,200,000	Legal Fee	\$2,500
Outstanding Loan	\$500,000	Levy/Misc	\$0
Client 1 CPF usage	\$120,000	Commission	\$0
Client 2 CPF usage	\$80,000	Cash Proceed	\$497,500
Seller Stamp Duty	\$0	Total Cash	\$497,500

Client 1 (Available cash and CPF funds after sales)

Shares	100%
CPF From Sale	\$120,000
Existing CPF OA	\$0
Total CPF Available	\$120,000
Cash on Hand	\$0
Cash Proceeds	\$497,500
Total Cash	\$497,500
Total Cash + CPF	\$617,500

Client 2 (Available cash and CPF funds after sales)

Shares	0%
CPF From Sale	\$80,000
Existing CPF OA	\$0
Total CPF Available	\$80,000
Cash on Hand	\$0
Cash Proceeds	\$0
Total Cash	\$0
Total Cash + CPF	\$80,000



Client 1 & 2 Combined Cash + CPF

\$697,500

Buy Pte Pty Under 2 Name

Buy 1: Option1 (Private)

LTV	75%
Property Price	\$1,600,000
Loan Interest	3.5%
Legal Fee	\$2,500
5% Cash	\$80,000
CPF Available	\$200,000
Max Tenure	30
Loan	\$1,200,000
Monthly Installment	\$5,389

Purchase Under Both Clients

Stamp Duty	\$49,600
Renovation/Misc	\$0
ABSD	\$0
Total Cash Required Including Stamp Duty and Legal Fee	\$132,100
Total CPF OA Balance	\$147,900
Total Cash + CPF Balance	\$245,400
Safety Net (Month)	46
Monthly Combined CPF OA Contribution	\$0

Progressive	Amount Disburse by Cash/ CPF	Loan Disbursed by Bank %	Amount Disbursed by Bank	Est Monthly Mortgage Repayment	Installment after Deducting CPF	CPF Accumulation
Foundation	\$80,000	5.00%	\$80,000	\$359	\$359	\$0
Framework	\$0	10.00%	\$160,000	\$1,078	\$1,078	\$0
Wall, ceiling, door and carpark	\$0	20.00%	\$320,000	\$2,515	\$2,515	\$0
TOP	\$0	25.00%	\$400,000	\$4,311	\$4,311	\$0
Completion (CSC)	\$0	15.00%	\$240,000	\$5,389	\$5,389	\$0
Total	\$80,000	75.00%	\$1,200,000			

ASSET PORTFOLIO ANALYSIS

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