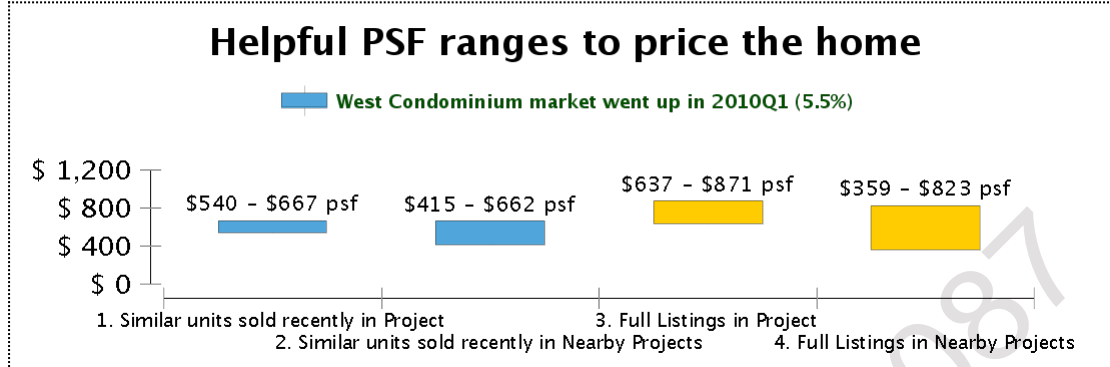




Property Summary Sheet

I. Unit Pricing

Unit Transacted : \$ 525,000 (\$ 378 psf) on Apr 1, 2002



Median Price* based on recent transactions : **\$ 807,009** (\$ 581 psf, 1389sqft)

*Based on a median PSF of **\$581 psf** for similar transactions sold in Parc Oasis within the last 12 months.

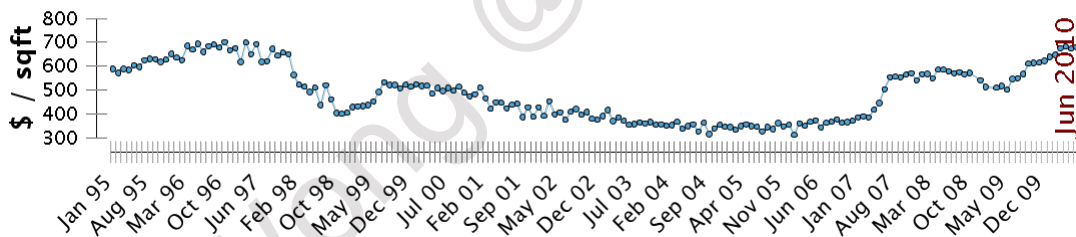
Median Price^ based on current listings : **\$ 1,040,361** (\$ 749 psf, 1389sqft)

^Based on a median asking PSF of **\$749 psf** for currently active listings in Parc Oasis that are in the market for less than 2 months.

II. Project Transactions

Latest Avg PSF: **\$680 psf** (Jun 10)

Historical PSF of Parc Oasis



Recent Transacted Address	Size	Price	PSF	Contract	Built	Tenure	Type*
39 Jurong East Avenue 1 #17-05	1,228	\$890k	\$725	Jun 8, 2010	1994	99 Yrs From 01/12/1991	Resale
51 Jurong East Avenue 1 #01-02	1,388	\$880k	\$634	Jun 4, 2010	1994	99 Yrs From 01/12/1991	Resale
49 Jurong East Avenue 1 #17-02	1,377	\$968k	\$703	May 25, 2010	1994	99 Yrs From 01/12/1991	Resale

III. Compare Nearby Projects

Project	Latest Average PSF	Rental
Parc Oasis	\$680 (Jun 10)	\$2.44 psf
Lakeside Apartments	\$415 (Apr 10)	\$1.62 psf
Ivory Heights	\$564 (Jun 10)	-
The Mayfair	\$614 (May 10)	\$2.69 psf
Lakeside Tower	\$406 (May 10)	\$1.20 psf
Westmere	\$629 (Apr 10)	-



Getting the Most Out of the Home Report

This home report provides data on [PARC OASIS, 51 Jurong East Avenue 1 #04-02](#) (Condominium). Transaction data was last updated on **29 Jun 10** from official sources. Listing data is updated as of the moment this report is prepared. For information on the data, please see the footnotes contained within this report.

The intent of this report is to provide you with important information that will help you

- A. Price Parc Oasis for buy, sell or rent
- B. Compare it with other similar projects.

Please keep in mind that it is impossible to derive the undisputed value of a home solely from market data. Ultimately, each real estate transaction is unique, with the buyer and seller making the market by agreeing on a price that is mutually acceptable. Therefore, we believe home pricing is a combination of quantitative analysis and qualitative judgment. The Home Report helps you analyze the numbers, but that is only part of the pricing process. You must also use your judgment, along with that of trusted advisors, to arrive at a pricing solution that takes into consideration the market numbers and the unique characteristics of the property.

The Home Report is organized into the following sections:

- (1) Basic Information
- (2) Pricing to buy or sell
- (3) Renting

In analyzing the numbers found in the Home Report, we recommend that you follow these steps:

1. Understand the big picture. What direction are residential prices moving?
2. Identify Condominium projects that are similar, or comparable, to Parc Oasis. Then, compare recent sale prices.
3. Identify the prices that similar, or comparable, units within Parc Oasis sold for, in the recent past.
4. Determine a **Possible Price** for your unit. Then compare that price with other pricing data points identified in the Home Report. Keep in mind market direction.
5. For renters, understand steps (1) – (4) from the rental perspective.



Address : PARC OASIS, 51 Jurong East Avenue 1 #04-02 S(609782)

Size : 1,389 sqft*

* Based on the size indicated in the latest caveat lodged for this unit as reflected in URA.

Project Information

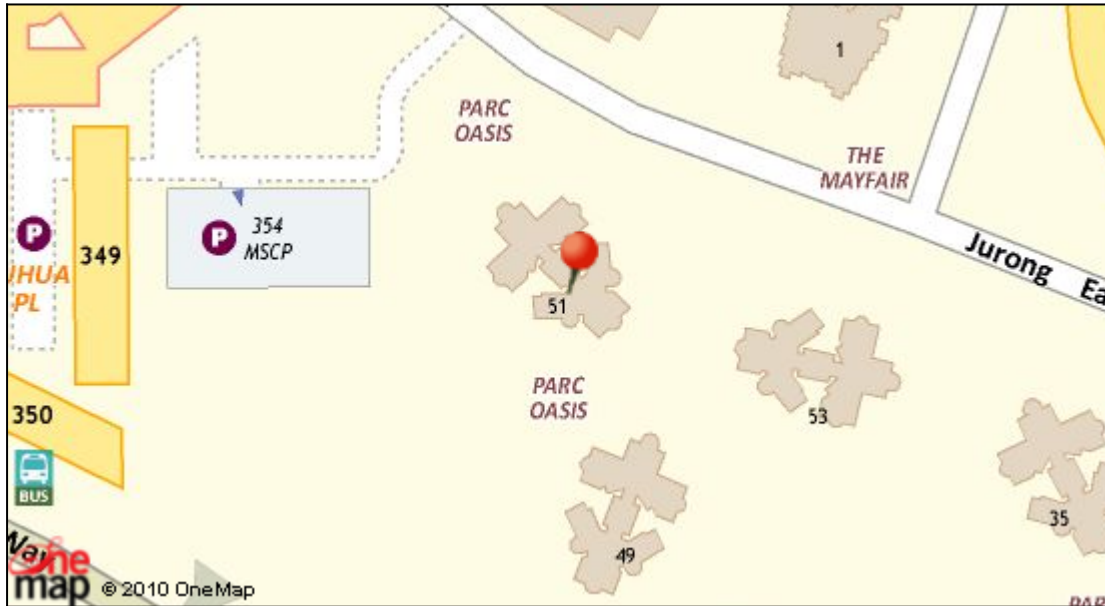
Category	: Condominium
Location	: District 22 (West Region)
Built	: 1994
Purchase Tenure	: 99 Years from 01/12/1991
City Distance	: 12.48 km
Developer	: Marcobitt Developers Pte Ltd(Macro Polo)
Plot Ratio	: 2
Total Units	: 950
Unit Sizes	Studio (635 to 764 sqft) 2 Bed Room (1,076 to 0 sqft) 3 Bed Room (1,227 to 1,658 sqft) 4 Bed Room (1,507 to 1,765 sqft)

Facilities	Fixtures
Barbecue Area	AirConditioning Yes
Club House	Flooring For Bedroom Parquet
Covered Car Park	Flooring For LivingDining Marble
Fitness Area	Kitchen Yes
Gymnasium	Wardrobe Yes
Jogging Track	
Play Ground	
Putting Green	
Sauna	
Security System	
Squash Court	
Swimming Pool	
Tennis Court	

Note: Project information is subjected to changes by the property developer, project management committee or the authorities.




The maps below shows the cadastral map and important amenities within 2 km of the property.



Category	Important Amenities within 2 km	Distance
Trains (MRT / LRT)	Chinese Garden (EW25)	0.27 km
	Lakeside (EW26)	1.31 km
	Jurong East (EW24 NS1)	1.64 km
	Bukit Batok (NS2)	1.95 km
Bus Stops	Blk 347 (Bus: NR5, 157, 185, 187, 198, 333, 334,	0.15 km



502, 5N, 98, 98M, 99)	
Blk 350 (Bus: 180, 335)	0.17 km
Opp Parc Oasis (Bus: 98, 98M, 99, NR5, 157, 185, 187, 198, 333, 334, 502)	0.18 km
Opp Blk 350 (Bus: 180, 335)	0.20 km
Blk 316 (Bus: 157, 185, 187, 198, 334, 502, 98, 98M, 99, NR5)	0.21 km
Chinese Gdn Stn (Bus: 180, 335)	0.21 km
Opp Chinese Gdn Stn (Bus: 180, 335)	0.22 km
Parc Oasis (Bus: 157, 185, 187, 198, 333, 334, 502, 5N, 98, 98M, 99, NR5)	0.23 km

 Groceries & Supermarts	NTUC Fairprice(Jurong West)	1.02 km
	NTUC Fairprice(Bt Batok West)	1.27 km
	Shop N Save(Jurong East)	1.35 km
	NTUC Fairprice(Jurong East)	1.42 km
	NTUC Fairprice(Taman Jurong)	1.75 km
	NTUC Fairprice(Yung Kuang)	1.78 km
	Giant(IMM Building)	1.87 km
	Shop N Save(West Mall)	1.96 km
	NTUC Fairprice(Bt Batok Central)	1.96 km

 Schools	Fuhua Secondary School	0.76 km
	Jurong Primary School	0.77 km
	Shuqun Secondary School	0.85 km
	Jurongville Secondary School	0.88 km
	Fuhua Primary School	0.93 km
	Yuhua Primary School	0.94 km
	Bukit Batok Secondary School	0.96 km
	Hong Kah Secondary School	1.04 km
	Princess Elizabeth Primary School	1.05 km
	Commonwealth Secondary School	1.08 km
	Yuhua Secondary School	1.15 km
	Shuqun Primary School	1.25 km
	Yuan Ching Secondary School	1.47 km
	Rulang Primary School	1.52 km
	Hua Yi Secondary School	1.61 km
Lakeside Primary School	1.74 km	
Jurong Secondary School	1.89 km	





Lifestyle	Jurong East Stadium	0.43 km
	Jurong Lake	0.87 km
	Fairway Club	1.59 km
	Jurong Country Club	1.68 km
	Jurong Country Club	1.81 km
	Jurong Stadium	1.89 km

Sam Wong @ 9067 8087



A. Pricing to Buy or Sell

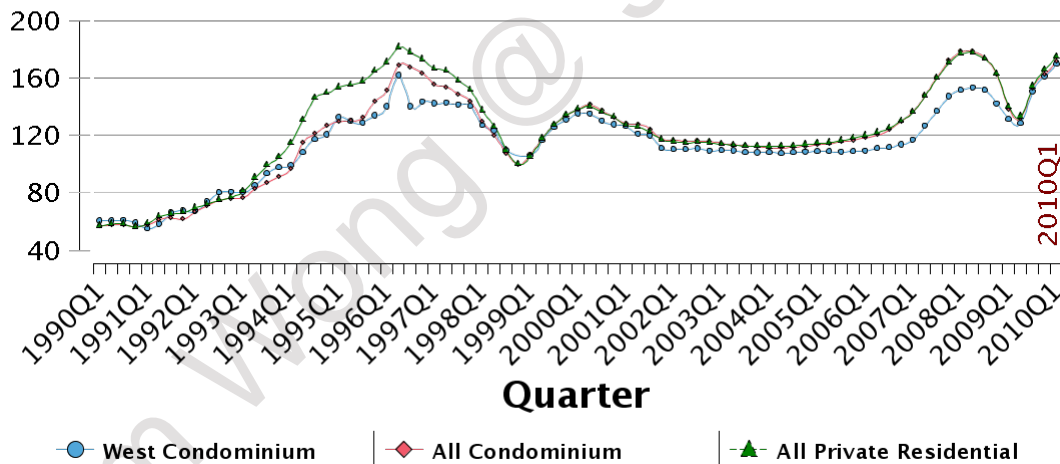
Q 1. What are Condominium prices doing in Singapore?

Parc Oasis is a Condominium in the West Region of Singapore. The graph below shows the relevant price movements between **1990Q1** (1 Jan 1990) and **2010Q1** (31 Mar 2010).

You can compare the different price indexes to help you evaluate the movement of the market. Property price index is defined as the ratio of the current price per square foot compared to that in the 4th Quarter of 1998. It is used to monitor the movement of private properties in Singapore.

West Condominium refers to the price index of all the Condominiums located in the West Region. *All Condominiums* refers to the price index for all the Condominiums in Singapore. *All Private Residential* refers to the price index for all private housing types combined, which includes landed homes, apartments, etc.

URA Property Price Index



The table below shows the **quarterly change** in price index over the last 1 year. In the most recent quarter of 2010Q1, property prices have changed by **5.5%** from the previous quarter.

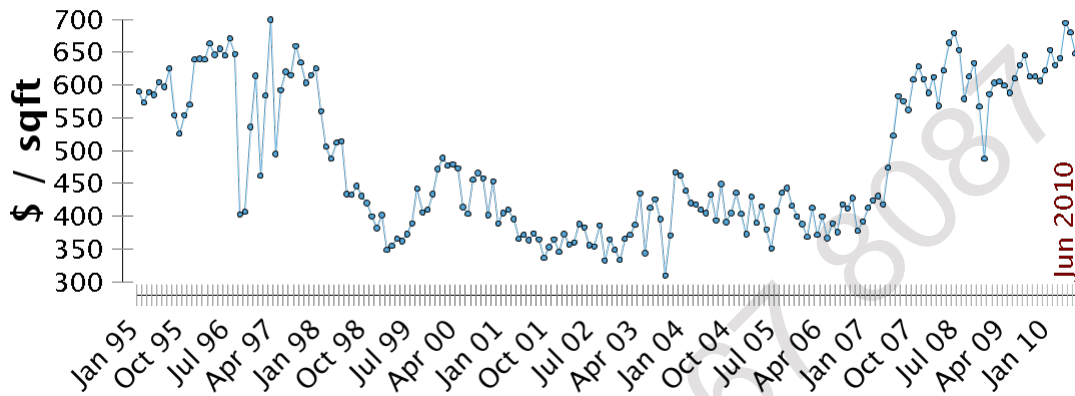
Quarter	Quarter-on-Quarter Percentage Change		
	West Condominium	All Condominium	All Private Residential
2010Q1	5.5%	5.7%	5.6%
2009Q4	7.0%	6.1%	7.4%
2009Q3	17.1%	15.8%	15.8%
2009Q2	-2.1%	-4.5%	-4.7%



Q 2. What are Condominium prices doing in District 22?

This graph shows the latest recorded monthly average PSF (Price per Square Foot) for all Condominium in District 22 where Parc Oasis is located. It was calculated by taking the average PSF of all units sold (by caveat lodged) in the district within each month.

Monthly Avg PSF in District 22



The table below lists the monthly average PSF data for the last 15 months shown in the chart.

Month	Average PSF	Number of Sales
Jun 10	\$648	17
May 10	\$680	32
Apr 10	\$694	71
Mar 10	\$641	53
Feb 10	\$630	52
Jan 10	\$653	42
Dec 09	\$622	23
Nov 09	\$606	43
Oct 09	\$613	48
Sep 09	\$613	66
Aug 09	\$645	98
Jul 09	\$630	111
Jun 09	\$610	131
May 09	\$588	97
Apr 09	\$599	90

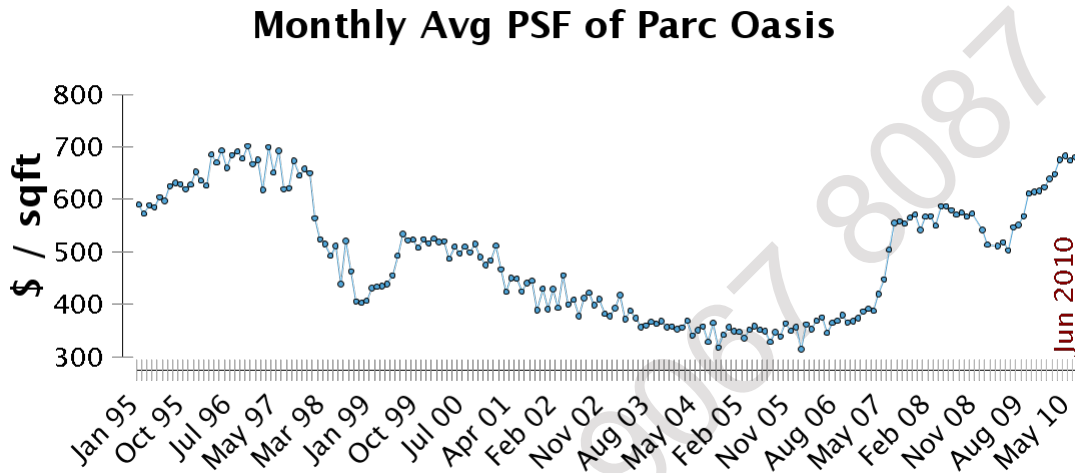
Condominiums in District 22 went **up by 3.4%** in Jun 10. It is calculated by comparing the average PSF for the latest month (Jun 10) against the average PSF in the last 15 months. The 15-month period is illustrated in the table above.



3. What are Condominium prices doing in Parc Oasis?

Latest Avg PSF: \$680 psf (Jun 10)

This graph shows the latest recorded monthly average PSF (Price per Square Foot) in the estate. It was calculated by taking the average PSF of units sold (by caveat lodged) within each month.



The table below lists the monthly average PSF data for the last 15 months shown in the chart.

Month	Average PSF	Number of Sales
Jun 10	\$680	2
May 10	\$674	5
Apr 10	\$683	5
Mar 10	\$675	9
Feb 10	\$648	8
Jan 10	\$639	5
Dec 09	\$623	3
Nov 09	\$616	9
Oct 09	\$614	7
Sep 09	\$611	6
Aug 09	\$568	8
Jul 09	\$551	7
Jun 09	\$547	16
May 09	\$503	7
Apr 09	\$518	5

Condominiums in Parc Oasis went **up by 13.3%** in Jun 10. It is calculated by comparing the average PSF for the latest month (Jun 10) against the average PSF in the last 15 months. The 15-month period is illustrated in the table above.



In the next table, we list the 30 latest unit transaction details from Parc Oasis. Rows highlighted in yellow refer to the highest and lowest prices in the table.

Address	Size	Price	PSF	Contract	Built	Tenure	Type*
39 Jurong East Avenue 1 #17-05	1,228	\$890k	\$725	Jun 8, 2010	1994	99 Yrs From 01/12/1991	Resale
51 Jurong East Avenue 1 #01-02	1,388	\$880k	\$634	Jun 4, 2010	1994	99 Yrs From 01/12/1991	Resale
49 Jurong East Avenue 1 #17-02	1,377	\$968k	\$703	May 25, 2010	1994	99 Yrs From 01/12/1991	Resale
35 Jurong East Avenue 1 #10-05	1,228	\$830k	\$676	May 21, 2010	1994	99 Yrs From 01/12/1991	Resale
39 Jurong East Avenue 1 #08-02	1,378	\$919k	\$667	May 19, 2010	1994	99 Yrs From 01/12/1991	Resale
41 Jurong East Avenue 1 #02-04	1,228	\$820k	\$668	May 6, 2010	1994	99 Yrs From 01/12/1991	Resale
53 Jurong East Avenue 1 #02-01	1,228	\$808k	\$658	May 3, 2010	1994	99 Yrs From 01/12/1991	Resale
43 Jurong East Avenue 1 #10-03	1,077	\$800k	\$743	Apr 28, 2010	1994	99 Yrs From 01/12/1991	Resale
35 Jurong East Avenue 1 #16-01	1,378	\$980k	\$711	Apr 26, 2010	1994	99 Yrs From 01/12/1991	Resale
53 Jurong East Avenue 1 #02-06	1,506	\$940k	\$624	Apr 21, 2010	1994	99 Yrs From 01/12/1991	Resale
43 Jurong East Avenue 1 #17-05	1,377	\$950k	\$690	Apr 14, 2010	1994	99 Yrs From 01/12/1991	Resale
35 Jurong East Avenue 1 #04-05	1,227	\$795k	\$648	Apr 9, 2010	1994	99 Yrs From 01/12/1991	Resale
39 Jurong East Avenue 1 #07-05	1,227	\$850k	\$693	Mar 31, 2010	1994	99 Yrs From 01/12/1991	Resale
41 Jurong East Avenue 1 #16-04	1,227	\$880k	\$717	Mar 26, 2010	1994	99 Yrs From 01/12/1991	Resale
53 Jurong East Avenue 1 #14-03	1,076	\$760k	\$706	Mar 22, 2010	1994	99 Yrs From 01/12/1991	Resale
49 Jurong East Avenue 1 #03-06	1,076	\$690k	\$641	Mar 19, 2010	1994	99 Yrs From 01/12/1991	Resale
49 Jurong East Avenue 1 #03-03	1,508	\$900k	\$597	Mar 16, 2010	1994	99 Yrs From 01/12/1991	Resale
35 Jurong East Avenue 1 #19-01	1,377	\$950k	\$690	Mar 11, 2010	1994	99 Yrs From 01/12/1991	Resale
37 Jurong East Avenue 1 #11-03	1,076	\$710k	\$660	Mar 10, 2010	1994	99 Yrs From 01/12/1991	Resale
37 Jurong East Avenue 1 #01-05	796	\$570k	\$716	Mar 9, 2010	1994	99 Yrs From 01/12/1991	Resale
39 Jurong East Avenue 1 #05-01	1,227	\$800k	\$652	Mar 5, 2010	1994	99 Yrs From 01/12/1991	Resale
37 Jurong East Avenue 1 #20-01	1,228	\$830k	\$676	Feb 12, 2010	1994	99 Yrs From 01/12/1991	Resale
43 Jurong East Avenue 1 #15-05	1,378	\$900k	\$653	Feb 12, 2010	1994	99 Yrs From 01/12/1991	Resale
43 Jurong East Avenue 1 #18-04	1,227	\$800k	\$652	Feb 12, 2010	1994	99 Yrs From 01/12/1991	Resale
47 Jurong East Avenue 1 #04-02	1,399	\$810k	\$579	Feb 9, 2010	1994	99 Yrs From 01/12/1991	Resale
35 Jurong East Avenue 1 #11-04	1,227	\$790k	\$644	Feb 8, 2010	1994	99 Yrs From 01/12/1991	Resale
49 Jurong East Avenue 1 #12-06	1,076	\$760k	\$706	Feb 5, 2010	1994	99 Yrs From 01/12/1991	Resale
51 Jurong East Avenue 1 #12-03	1,076	\$725k	\$674	Feb 4, 2010	1994	99 Yrs From 01/12/1991	Resale
45 Jurong East Avenue 1 #04-01	1,399	\$842k	\$602	Feb 3, 2010	1994	99 Yrs From 01/12/1991	Resale
41 Jurong East Avenue 1 #10-02	1,227	\$790k	\$644	Jan 19, 2010	1994	99 Yrs From 01/12/1991	Resale

Note: Some systems might show transactions caused by duplicate caveats lodged against developer in sub-sales. These misleading transactions are filtered off in StreetSine.

* **Type of Sales** - **Developer prices** are shown in **New Sales** while **individual seller prices** are shown in **Sub Sales** and **Resales** within the transactions.

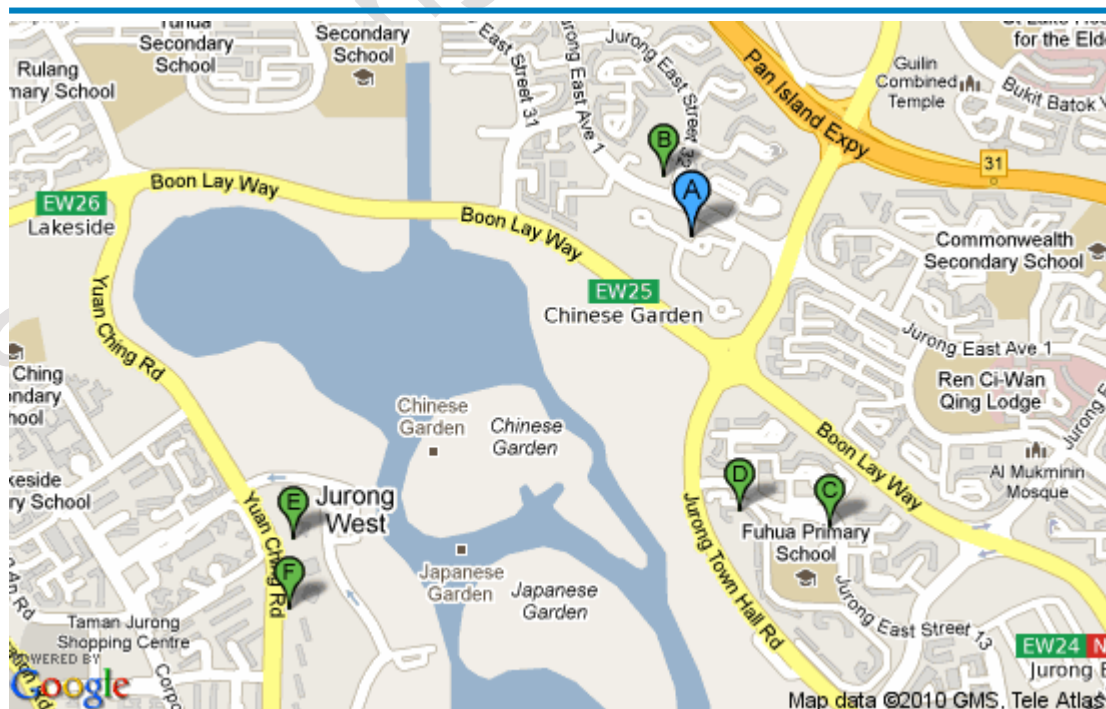
On average, each higher floor in Parc Oasis fetches a higher price of **0.71%**.



Q 4. Which projects are similar to Parc Oasis?

Comparable projects are Condominiums that are similar in location, housing type, and age. In establishing a price for a unit in Parc Oasis, it is useful to compare Parc Oasis project with other Condominium projects. By looking at the PSF (price per square foot) of properties sold in comparable projects, it is possible to establish a price range for your unit in Parc Oasis. Note that this comparison only takes into account historical sale numbers for the entire project. So it is only one data point to consider. Later we will drill down to comparables at the unit level. Here is a description of the projects that are most comparable to Parc Oasis. In the next question, we will compare the PSF between the projects.

	Project	Tenure	Built	City Distance
A	Parc Oasis	99 Years from 01/12/1991	1994	12.48 km
B	The Mayfair (0.16 km away)	99 Years from 04/12/1996	2000	12.61 km
C	Westmere (0.77 km away)	99 years from 26/06/1996	1999	11.88 km
D	Ivory Heights (0.67 km away)	100 years from 01/02/1986	Unknown	12.09 km
E	Lakeside Tower (1.19 km away)	99 years from 01/11/1975	Unknown	13.04 km
F	Lakeside Apartments (1.31 km away)	99 years from 01/03/1977	Unknown	12.99 km





Q 5. How are the prices in Parc Oasis compared to other projects?

Using the comparables from the previous chart, below we show the latest average PSF in each project. It is calculated by taking the average PSF of all units that are transacted in the latest month where transactions are available in the project.

The average PSF for Parc Oasis was **\$680** in Jun 10.

As way of comparison, the range of average PSF for the other projects was **\$406-\$629 PSF**.

Project	Latest Average PSF
<u>Parc Oasis</u>	\$680 (Jun 10)
<u>The Mayfair</u>	\$614 (May 10)
<u>Westmere</u>	\$629 (Apr 10)
<u>Ivory Heights</u>	\$564 (Jun 10)
<u>Lakeside Tower</u>	\$406 (May 10)
<u>Lakeside Apartments</u>	\$415 (Apr 10)



Q 6. What did comparable units in Parc Oasis recently sell for?

Comparable units are other units that are similar in size (up to $\pm 20\%$) and floor level (up to ± 5 floors) to **PARC OASIS, 51 Jurong East Avenue 1 #04-02**. In establishing a price for this unit, it is useful to observe the range of prices for which other comparable units were sold.

The table below shows up to the top 10 closest comparable units that have recent transactions within the last 12 months. The most recent transactions are shown at the top of the table.

Address	Area (sqft)	Price	PSF	Contract
51 Jurong East Avenue 1 #01-02	1,388	\$880k	\$634	Jun 4, 2010
39 Jurong East Avenue 1 #08-02	1,378	\$919k	\$667	May 19, 2010
47 Jurong East Avenue 1 #04-02	1,399	\$810k	\$579	Feb 9, 2010
45 Jurong East Avenue 1 #04-01	1,399	\$842k	\$602	Feb 3, 2010
39 Jurong East Avenue 1 #06-04	1,379	\$870k	\$631	Jan 7, 2010
51 Jurong East Avenue 1 #09-02	1,389	\$810k	\$583	Nov 13, 2009
37 Jurong East Avenue 1 #07-04	1,388	\$805k	\$580	Sep 17, 2009
39 Jurong East Avenue 1 #02-04	1,378	\$755k	\$548	Sep 9, 2009
37 Jurong East Avenue 1 #04-04	1,389	\$750k	\$540	Jul 30, 2009
53 Jurong East Avenue 1 #02-05	1,377	\$785k	\$570	Jul 17, 2009

The range of prices for which comparable units sold was **\$750k-\$919k**.

The PSF range of comparable units sold was **\$540-\$667**.

The median PSF for comparable units sold was **\$581 psf**. Based on this amount, a median price based on recent transactions for PARC OASIS, 51 Jurong East Avenue 1 #04-02 is **\$807,009** (\$ 581 psf, 1389sqft)

What would a typical mortgage for the Median Price based on recent transactions be?

Based on a Median Price of \$807,009, a 30-year loan at 2.0% interest and 20% downpayment, the monthly mortgage is **\$2,386**.



Q 7. What did comparable units in other projects recently sell for?

Another point of interest is the range of prices for which comparable units in similar projects were sold. Comparable units are similar in size (up to $\pm 20\%$) and floor level (up to ± 5 floors) to **PARC OASIS, 51 Jurong East Avenue 1 #04-02**.

The table below shows up to the top 10 closest comparable units that were sold within the last 12 months. The most recent transactions are shown at the top of the table.

Project	Address	Area	Price	PSF	Contract
LAKESIDE APARTMENTS	9E Yuan Ching Road #01-56	1,518	\$630k	\$415	Apr 5, 2010
THE MAYFAIR	3 Jurong East Street 32 #06-02	1,163	\$770k	\$662	Mar 25, 2010
THE MAYFAIR	1 Jurong East Street 32 #06-06	1,389	\$800k	\$576	Nov 6, 2009
THE MAYFAIR	1 Jurong East Street 32 #09-02	1,162	\$710k	\$611	Nov 5, 2009
THE MAYFAIR	3 Jurong East Street 32 #03-05	1,163	\$670k	\$576	Oct 28, 2009
THE MAYFAIR	7 Jurong East Street 32 #06-06	1,206	\$738k	\$612	Sep 25, 2009
WESTMERE	75 Jurong East Street 13 #03-02	1,292	\$668k	\$517	Sep 14, 2009
THE MAYFAIR	5 Jurong East Street 32 #09-04	1,227	\$708k	\$577	Aug 3, 2009
THE MAYFAIR	1 Jurong East Street 32 #07-06	1,389	\$807k	\$581	Jul 30, 2009
THE MAYFAIR	7 Jurong East Street 32 #06-08	1,183	\$640k	\$541	Jul 13, 2009

The range of prices for which comparable units in similar projects sold was **\$630k-\$807k**.

The PSF range of comparable units in other similar projects was **\$415-\$662**.



Q 8. What are sellers asking for in Parc Oasis?

As of Jun 30, 2010, there are 132 active listings found for sale that are posted within the last 1 month in Parc Oasis that are complete with pricing and size information.

Total Listings in Parc Oasis	:	132
PSF Range	:	\$637 - \$871
Asking Price Range	:	\$750,000 - \$1,300,000

Days on Market (DOM)

Days on market describe the age of a property listing from its first posting. The table below shows a summary of asking PSF for all active listings in Parc Oasis per the DOM interval. (refer to Annex for listing details)

Days on Market	Min. PSF	Median PSF	Max. PSF	No. of listings
0-30 (1 mth)	\$639	\$749	\$863	92
31-60 (2 mths)	\$650	\$749	\$871	19
61-90 (3 mths)	\$637	\$724	\$758	11
91-120 (4 mths)	\$650	\$758	\$759	7
121-150 (5 mths)	\$701	\$701	\$701	1
>151 (>6 mths)	\$664	\$691	\$719	2
Total Listings				: 132

For listings with days on market less than 2 months, the median asking PSF is **\$749 psf**. Based on this amount, a median price based on listings for PARC OASIS, 51 Jurong East Avenue 1 # 04-02 is **\$ 1,040,361** (\$ 749 psf, 1389sqft)

Refer to Annex for details on all active listings.

What would a typical mortgage for the Median Price based on listings be?

Based on a Median Price of \$1,040,361, a 30-year loan at 2.0% interest and 20% downpayment, the monthly mortgage is **\$3,076**.

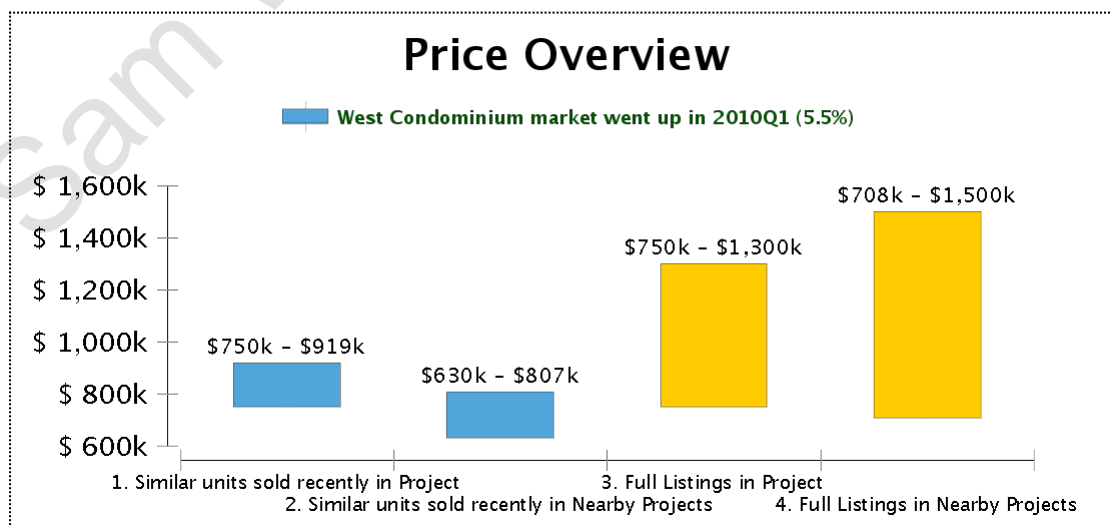
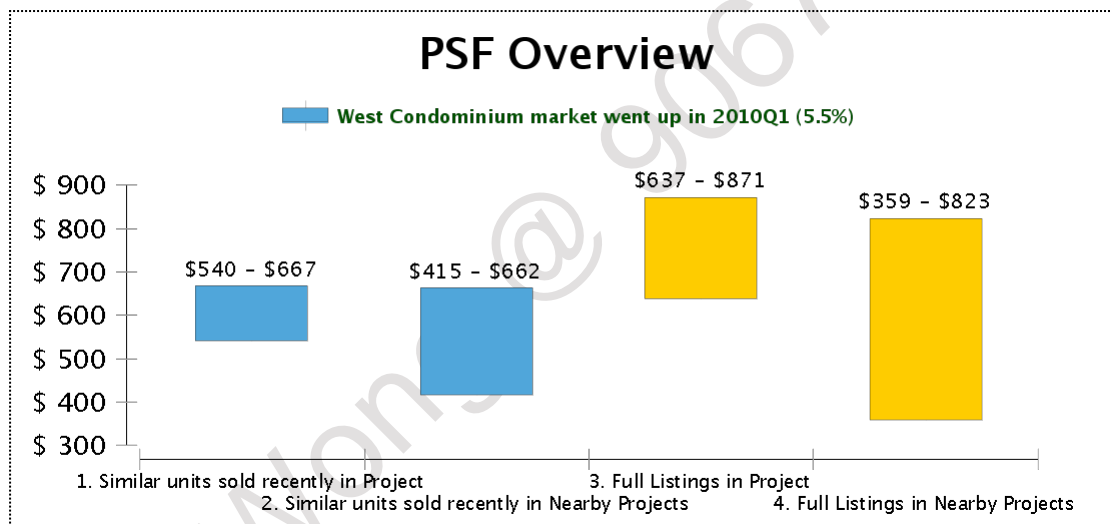


Q 9. (SUMMARY) How do the price ranges discussed earlier for PARC OASIS, 51 Jurong East Avenue 1 #04-02 compare with each other?

In the previous questions, we drilled down from an overall property market trend to unit pricing information for PARC OASIS, 51 Jurong East Avenue 1 #04-02. We observed the price range of units that are comparable in size and floor levels to our unit.

Each chart, below, combines all the data points into one visual. **Ranges 1 & 2** are the HIGH/LOW transactions of **similar units within the last 12 months** in Parc Oasis and other similar projects respectively. **Ranges 3 & 4** are the HIGH/LOW listing prices for Parc Oasis and other similar projects **within the last 1 month**. (Note: Listing prices cover ALL units regardless of size or floor levels in the project. Refer to Annex for individual listing details.)

Use these charts as a reference to arrive at a pricing solution in which you can take comfort.





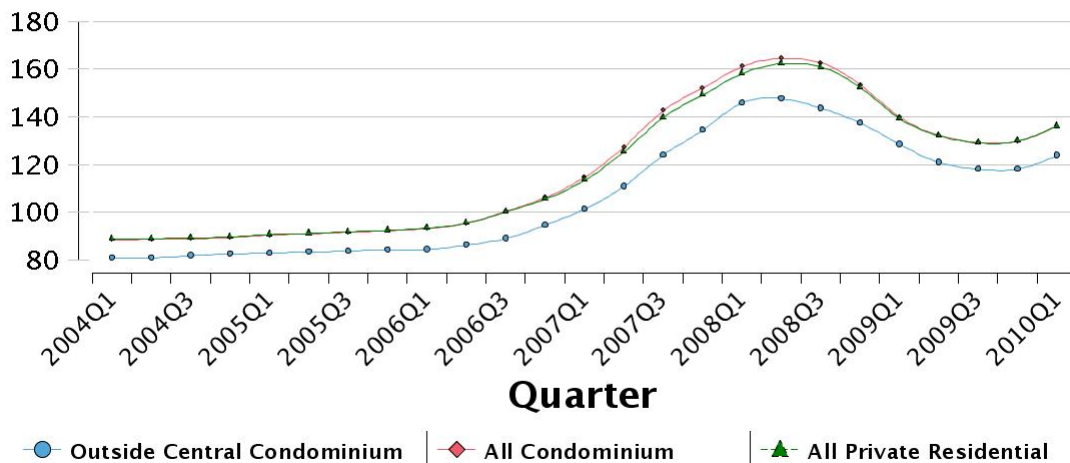
B. Renting

Q 1. What are rental prices for Condominiums doing?

Parc Oasis is a Condominium in Outside Central Region of Singapore. The graph below shows the rental price movements of Condominiums up to **2010Q1** (31 Mar 2010). You can compare the different rental indexes to help you evaluate the movement of the rental market. Rental Index is defined as the ratio of the current rental per square foot per month compared with that in 4th Quarter 1998. It is used to monitor the general rental movement of private properties in Singapore.

Outside Central Condominium refers to the rental index of all the Condominiums located in the Outside Central Region. *All Condominiums* refers to the rental index for all the Condominiums in Singapore. *All Private Residential* refers to the rental index for all private housing types combined, which includes landed homes, apartments, etc.

URA Rental Price Index



The table below shows the **quarterly change** in rental index over the last 1 year. In the most recent quarter of 2010Q1, rentals have changed by **4.8%** from the previous quarter.

Quarter	Quarterly Percentage Change		
	West Condominium	All Condominium	All Private Residential
2010Q1	4.8%	4.8%	4.7%
2009Q4	0.0%	0.5%	0.6%
2009Q3	-2.3%	-2.2%	-2.2%
2009Q2	-5.9%	-5.6%	-5.2%



Q 2. How do rental prices in Parc Oasis compare to those found in other similar projects?

The table below shows the latest and most relevant rental approximations based on official information for Condominiums in Parc Oasis and other similar projects. Rental PSF is derived from official sources. **Size projections are based on the selected unit.** Note that there is a lag period of at least 1 month in the time a rent is reported. Therefore, the below points are only a reference point. You should also factor in the direction of the market.

Project	Size	25th percentile	Median	75th percentile
Parc Oasis	1 sqft	\$2.32	\$2.44	\$2.65
	1,388 sqft	\$3,221	\$3,388	\$3,679
Lakeside Apartments *	1 sqft	\$1.48	\$1.62	\$1.80
	1,388 sqft	\$2,054	\$2,255	\$2,501
The Mayfair	1 sqft	\$2.53	\$2.69	\$2.82
	1,388 sqft	\$3,513	\$3,735	\$3,915
Lakeside Tower	1 sqft	\$1.12	\$1.20	\$1.48
	1,388 sqft	\$1,552	\$1,672	\$2,060

Footnotes:

1. StreetSine employs proprietary algorithms to derive the approximations shown above. It combines input data from the Inland Revenue Authority of Singapore (IRAS) with rental trends from other sources.
2. Projects marked with * have their project rentals estimated from all Condominiums along the same street as the project. This is necessary when there are insufficient rental data for that project. For uncompleted projects, this may be an indication of its rental potential.
3. For uncompleted projects without rental history, this table could be a good indication of rental potential. The rental quartiles are estimated from comparable projects of the same housing type along the same street.
4. Rental quartiles are based on at least 10 rental contracts signed within a stipulated period. The data will help you make better informed rental decisions.
5. Actual unit rental depends on other factors such as view, condition and furnishings.



Q 3. What are landlords asking for in Parc Oasis and other nearby projects?

As of Jun 30, 2010, there are 163 active rental listings found in Parc Oasis and other nearby estates that are for subletting of the entire unit. The table shows the minimum, median and maximum **asking rent PSF** in these listings.

	Min. PSF	Median PSF	Max. PSF	# Listings
Parc Oasis	\$1.81	\$2.79	\$4.65	163
The Mayfair	\$2.26	\$2.85	\$3.78	42
Westmere	-	-	-	0
Ivory Heights	-	-	-	0
Lakeside Tower	\$1.35	\$1.73	\$2.40	18
Lakeside Apartments	\$1.87	\$1.87	\$2.01	6
Total Listings:				229

The table shows the minimum, median and maximum **asking rents** in these listings.

	Min. Rent	Median Rent	Max. Rent	# Listings
Parc Oasis	\$2,500	\$3,900	\$5,000	163
The Mayfair	\$2,400	\$3,500	\$4,000	42
Westmere	-	-	-	0
Ivory Heights	-	-	-	0
Lakeside Tower	\$2,200	\$2,700	\$3,400	18
Lakeside Apartments	\$2,800	\$3,000	\$3,200	6
Total Listings:				229

Refer to Annex for details on all active rental listings.



4. What could the landlord be paying for his monthly mortgage instalments?

The monthly mortgage based on the last sold price is an indication of part of the current landlord's cost.

Address : PARC OASIS, 51 Jurong East Avenue 1 #04-02
Purchase price : \$ 525,000
Purchase date : Apr 1, 2002

Assumptions

Interest rate : 2.0%
Down payment : 20%
Term of loan : 30 years

Monthly mortgage payments : **\$1,552** per month



Annex

All listings are active as at Jun 30, 2010. They are last posted within 1 month from various sources. Highlighted in yellow are the highest and lowest asking prices / psf.

Full Sale Listings in Parc Oasis and other comparable projects

Sale Address	Asking	PSF	Built sqft	Bed-rooms	Posted	Days on Market
Parc Oasis	\$750k	\$697	1,076	2	Jun 29, 2010	1
Parc Oasis	\$800k	\$652	1,227	3	Jun 29, 2010	21
Parc Oasis	\$850k	\$693	1,227	3	Jun 29, 2010	7
Parc Oasis	\$866k	\$706	1,227	3	Jun 29, 2010	28
Parc Oasis	\$930k	\$758	1,227	3	Jun 29, 2010	29
Parc Oasis	\$945k	\$770	1,227	3	Jun 29, 2010	1
Parc Oasis	\$980k	\$650	1,507	4	Jun 29, 2010	28
Parc Oasis	\$1,065k	\$773	1,378	3	Jun 29, 2010	21
Parc Oasis	\$750k	\$697	1,076	2	Jun 28, 2010	2
Parc Oasis	\$858k	\$699	1,227	3	Jun 28, 2010	36
Parc Oasis	\$938k	\$764	1,227	3	Jun 28, 2010	2
Parc Oasis	\$950k	\$841	1,130	3	Jun 28, 2010	2
Parc Oasis	\$980k	\$650	1,507	4	Jun 28, 2010	87
Parc Oasis	\$1,030k	\$748	1,378	3	Jun 28, 2010	2
Parc Oasis	\$1,300k	\$863	1,507	2	Jun 28, 2010	2
Parc Oasis	\$788k	\$732	1,076	2	Jun 27, 2010	69
Parc Oasis	\$1,130k	\$750	1,507	4	Jun 27, 2010	3
Parc Oasis	CALL	-	1,227	3	Jun 27, 2010	3
Parc Oasis	\$900k	\$733	1,227	3	Jun 26, 2010	32
Parc Oasis	\$930k	\$758	1,227	3	Jun 26, 2010	32
Parc Oasis	\$930k	\$758	1,227	3	Jun 26, 2010	4
Parc Oasis	\$950k	\$774	1,227	3	Jun 26, 2010	4
Parc Oasis	\$1,020k	\$740	1,378	3	Jun 26, 2010	4
Parc Oasis	\$1,100k	\$730	1,507	4	Jun 26, 2010	33
Parc Oasis	CALL	-	1,378	3	Jun 26, 2010	4
Parc Oasis	CALL	-	1,227	3	Jun 26, 2010	20
Parc Oasis	\$800k	\$743	1,076	2	Jun 25, 2010	5
Parc Oasis	\$850k	\$693	1,227	3	Jun 25, 2010	6
PARC OASIS, 35	\$880k	\$639	1,378	3	Jun 25, 2010	5
Parc Oasis	\$930k	\$758	1,227	3	Jun 25, 2010	5
Parc Oasis	\$995k	\$660	1,507	4	Jun 25, 2010	5
Parc Oasis	\$1,000k	\$664	1,507	3	Jun 25, 2010	34
Parc Oasis	CALL	-	1,507	4	Jun 25, 2010	5



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Parc Oasis	\$930k	\$758	1,227	3	Jun 24, 2010	81
Parc Oasis	\$930k	\$758	1,227	3	Jun 24, 2010	6
Parc Oasis	\$980k	\$650	1,507	4	Jun 24, 2010	6
Parc Oasis	\$995k	\$711	1,399	3	Jun 24, 2010	48
Parc Oasis	\$1,130k	\$750	1,507	4	Jun 24, 2010	7
Parc Oasis	\$769k	\$714	1,076	2	Jun 23, 2010	63
Parc Oasis	\$770k	\$715	1,076	2	Jun 23, 2010	29
Parc Oasis	\$918k	\$748	1,227	3	Jun 23, 2010	7
Parc Oasis	\$920k	\$750	1,227	3	Jun 23, 2010	111
Parc Oasis	\$930k	\$758	1,227	3	Jun 23, 2010	7
Parc Oasis	\$930k	\$758	1,227	3	Jun 23, 2010	19
Parc Oasis	\$960k	\$637	1,507	4	Jun 23, 2010	64
Parc Oasis	\$780k	\$725	1,076	2	Jun 22, 2010	61
Parc Oasis	\$870k	\$709	1,227	3	Jun 22, 2010	42
Parc Oasis	\$930k	\$758	1,227	3	Jun 22, 2010	35
PARC OASIS, 35	\$939k	\$765	1,227	3	Jun 22, 2010	8
Parc Oasis	\$948k	\$773	1,227	3	Jun 22, 2010	8
Parc Oasis, 51, #04 BELOW	\$970k	\$699	1,388	3	Jun 22, 2010	8
Parc Oasis	\$1,000k	\$664	1,507	4	Jun 22, 2010	8
Parc Oasis	\$1,200k	\$871	1,378	3	Jun 22, 2010	38
Parc Oasis	\$875k	\$713	1,227	3	Jun 21, 2010	9
Parc Oasis	\$880k	\$717	1,227	3	Jun 21, 2010	9
Parc Oasis	\$930k	\$758	1,227	3	Jun 21, 2010	63
Parc Oasis	\$930k	\$758	1,227	3	Jun 21, 2010	92
Parc Oasis	\$950k	\$774	1,227	3	Jun 21, 2010	10
Parc Oasis	\$980k	\$706	1,388	3	Jun 21, 2010	9
Parc Oasis	\$928k	\$756	1,227	3	Jun 20, 2010	11
PARC OASIS, 35	\$810k	\$760	1,066	2	Jun 19, 2010	11
Parc Oasis	\$900k	\$733	1,227	3	Jun 19, 2010	11
Parc Oasis	\$930k	\$758	1,227	3	Jun 19, 2010	11
Parc Oasis	\$980k	\$700	1,399	3	Jun 19, 2010	11
Parc Oasis	\$915k	\$746	1,227	4	Jun 18, 2010	12
Parc Oasis	\$938k	\$764	1,227	3	Jun 18, 2010	12
Parc Oasis	\$1,250k	\$829	1,507	4	Jun 18, 2010	12
Parc Oasis	\$928k	\$756	1,227	3	Jun 17, 2010	13
PARC OASIS, 35	\$930k	\$758	1,227	-	Jun 17, 2010	13
Parc Oasis	CALL	-	1,227	3	Jun 17, 2010	40
PARC OASIS, 35	CALL	-	1,227	3	Jun 17, 2010	13
Parc Oasis	\$930k	\$758	1,227	3	Jun 16, 2010	14
Parc Oasis	\$930k	\$758	1,227	3	Jun 16, 2010	97
Parc Oasis	\$930k	\$758	1,227	3	Jun 16, 2010	30
Parc Oasis	\$1,130k	\$750	1,507	4	Jun 16, 2010	71
PARC OASIS, 35	CALL	-	1,507	4	Jun 16, 2010	14
Parc Oasis	\$940k	\$766	1,227	3	Jun 15, 2010	22
Parc Oasis	\$980k	\$711	1,378	3	Jun 15, 2010	15
Parc Oasis	\$980k	\$711	1,378	3	Jun 15, 2010	94



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Parc Oasis	\$990k	\$719	1,378	3	Jun 15, 2010	244
Parc Oasis	\$948k	\$773	1,227	3	Jun 14, 2010	24
Parc Oasis	\$980k	\$650	1,507	4	Jun 14, 2010	26
Parc Oasis	\$950k	\$774	1,227	3	Jun 13, 2010	17
Parc Oasis	\$1,100k	\$730	1,507	4	Jun 13, 2010	17
Parc Oasis	\$860k	\$701	1,227	3	Jun 11, 2010	19
Parc Oasis	\$900k	\$733	1,227	3	Jun 11, 2010	19
Parc Oasis	\$800k	\$743	1,076	2	Jun 10, 2010	20
Parc Oasis	\$919k	\$749	1,227	3	Jun 10, 2010	50
Parc Oasis	\$930k	\$758	1,227	3	Jun 10, 2010	20
Parc Oasis	\$830k	\$676	1,227	3	Jun 9, 2010	67
Parc Oasis	\$900k	\$733	1,227	3	Jun 9, 2010	21
Parc Oasis	\$930k	\$758	1,227	3	Jun 9, 2010	41
Parc Oasis	\$970k	\$699	1,388	3	Jun 9, 2010	21
Parc Oasis	\$1,000k	\$664	1,507	3	Jun 9, 2010	239
Parc Oasis	\$1,090k	\$791	1,378	3	Jun 9, 2010	21
PARC OASIS, 53	CALL	-	1,496	-	Jun 9, 2010	21
Parc Oasis	\$830k	\$676	1,227	3	Jun 8, 2010	22
PARC OASIS, 35	\$885k	\$721	1,227	3	Jun 8, 2010	22
PARC OASIS, 35	\$930k	\$758	1,227	3	Jun 8, 2010	22
PARC OASIS, 35	\$930k	\$758	1,227	3	Jun 8, 2010	22
Parc Oasis	\$1,100k	\$730	1,507	4	Jun 8, 2010	22
Parc Oasis	\$980k	\$711	1,378	3	Jun 7, 2010	58
Parc Oasis	\$980k	\$650	1,507	4	Jun 7, 2010	106
Parc Oasis	\$980k	\$650	1,507	4	Jun 7, 2010	23
Parc Oasis	\$920k	\$750	1,227	3	Jun 6, 2010	29
Parc Oasis	\$930k	\$758	1,227	3	Jun 6, 2010	106
Parc Oasis	\$950k	\$774	1,227	3	Jun 6, 2010	24
Parc Oasis	\$980k	\$711	1,378	3	Jun 6, 2010	24
Parc Oasis	\$930k	\$758	1,227	3	Jun 5, 2010	25
Parc Oasis	\$935k	\$762	1,227	3	Jun 5, 2010	25
Parc Oasis	\$980k	\$711	1,378	3	Jun 5, 2010	25
Parc Oasis	CALL	-	1,378	3	Jun 5, 2010	79
Parc Oasis	\$795k	\$739	1,076	2	Jun 4, 2010	26
PARC OASIS, 35	\$888k	\$724	1,227	-	Jun 4, 2010	69
Parc Oasis, 37, #13 ABOVE	\$890k	\$725	1,227	3	Jun 4, 2010	26
Parc Oasis, 51, #10 ABOVE	\$910k	\$742	1,227	3	Jun 4, 2010	26
PARC OASIS, 53	\$919k	\$749	1,227	4	Jun 4, 2010	47
PARC OASIS, 53	\$930k	\$758	1,227	3	Jun 4, 2010	26
Parc Oasis	\$931k	\$759	1,227	3	Jun 4, 2010	107
Parc Oasis	\$980k	\$711	1,378	3	Jun 4, 2010	26
PARC OASIS, 35	\$980k	\$650	1,507	4	Jun 4, 2010	44
Parc Oasis	\$985k	\$715	1,378	3	Jun 4, 2010	26
Parc Oasis	CALL	-	1,378	3	Jun 4, 2010	26
Parc Oasis	CALL	-	1,227	3	Jun 4, 2010	26
Parc Oasis	\$850k	\$693	1,227	3	Jun 3, 2010	27



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Parc Oasis	\$860k	\$701	1,227	3	Jun 3, 2010	127
Parc Oasis	\$930k	\$758	1,227	3	Jun 3, 2010	55
Parc Oasis	\$930k	\$758	1,227	3	Jun 3, 2010	27
Parc Oasis	\$980k	\$711	1,378	3	Jun 3, 2010	27
Parc Oasis	\$1,010k	\$733	1,378	3	Jun 3, 2010	27
PARC OASIS, 35	\$950k	\$774	1,227	3	Jun 2, 2010	28
Parc Oasis	\$980k	\$711	1,378	3	Jun 2, 2010	28
Parc Oasis, 53, #07 ABOVE	\$1,200k	\$796	1,507	4	Jun 2, 2010	28
PARC OASIS, 35	\$930k	\$758	1,227	3	Jun 1, 2010	29
Parc Oasis	\$930k	\$758	1,227	3	Jun 1, 2010	29
Parc Oasis	\$940k	\$766	1,227	3	Jun 1, 2010	29
Parc Oasis	\$940k	\$766	1,227	3	Jun 1, 2010	29
Parc Oasis	\$930k	\$758	1,227	3	May 31, 2010	30
Parc Oasis	\$978k	\$710	1,378	3	May 31, 2010	84
Parc Oasis	\$928k	\$756	1,227	3	May 30, 2010	31
Parc Oasis	\$930k	\$758	1,227	3	May 30, 2010	58
Parc Oasis	\$940k	\$766	1,227	3	May 30, 2010	31
Parc Oasis	\$980k	\$711	1,378	3	May 30, 2010	31
The Mayfair	\$900k	\$674	1,335	3	Jun 29, 2010	23
Ivory Heights	\$960k	\$575	1,668	3	Jun 29, 2010	54
Lakeside Tower	CALL	-	1,980	4	Jun 29, 2010	13
Lakeside Apartments	\$708k	\$466	1,518	3	Jun 28, 2010	2
WESTMERE, 71	\$900k	\$648	1,388	3	Jun 28, 2010	4
The Mayfair	\$900k	\$774	1,162	3	Jun 28, 2010	2
Ivory Heights	\$998k	\$587	1,701	3	Jun 28, 2010	2
Ivory Heights	\$1,200k	\$706	1,701	3	Jun 28, 2010	29
Ivory Heights	\$1,000k	\$599	1,668	3	Jun 27, 2010	114
Westmere	\$850k	\$681	1,249	3	Jun 26, 2010	4
The Mayfair	\$730k	\$771	947	2	Jun 25, 2010	5
Lakeside Tower	\$850k	\$429	1,980	3	Jun 25, 2010	5
Lakeside Tower	\$900k	\$454	1,980	3	Jun 25, 2010	5
Ivory Heights	\$958k	\$563	1,701	3	Jun 25, 2010	23
Lakeside Tower	CALL	-	1,970	4	Jun 25, 2010	31
The Mayfair	CALL	-	1,335	3	Jun 25, 2010	5
Ivory Heights	CALL	-	1,701	3	Jun 25, 2010	5
Lakeside Tower	\$1,390k	\$359	3,875	4	Jun 24, 2010	115
Lakeside Tower	\$800k	\$406	1,970	3	Jun 23, 2010	7
Ivory Heights	CALL	-	1,668	3	Jun 23, 2010	63
Westmere	\$920k	\$737	1,249	3	Jun 22, 2010	8
The Mayfair	\$735k	\$823	893	2	Jun 21, 2010	9
The Mayfair	\$818k	\$697	1,173	3	Jun 21, 2010	9
The Mayfair	\$890k	\$725	1,227	3	Jun 21, 2010	9
Ivory Heights	\$1,250k	\$624	2,002	3	Jun 21, 2010	9
Westmere	CALL	-	1,292	3	Jun 21, 2010	9
The Mayfair	\$910k	\$742	1,227	3	Jun 20, 2010	37
Lakeside Tower	\$850k	\$432	1,970	3	Jun 19, 2010	13



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Westmere	\$869k	\$673	1,292	3	Jun 19, 2010	65
Lakeside Tower	\$900k	\$454	1,980	3	Jun 19, 2010	11
Lakeside Tower	\$1,400k	\$361	3,875	4	Jun 18, 2010	66
LAKESIDE TOWER, 9G	\$900k	\$454	1,980	-	Jun 17, 2010	13
Lakeside Tower	\$900k	\$454	1,980	3	Jun 17, 2010	13
Lakeside Tower	\$900k	\$454	1,980	3	Jun 17, 2010	13
Ivory Heights	\$980k	\$587	1,668	3	Jun 17, 2010	41
Lakeside Tower, 9G, #03	\$900k	\$454	1,980	3	Jun 16, 2010	14
Lakeside Tower	\$1,400k	\$361	3,875	4	Jun 16, 2010	14
The Mayfair	\$839k	\$684	1,227	3	Jun 15, 2010	96
The Mayfair	\$900k	\$747	1,205	3	Jun 15, 2010	15
Ivory Heights	\$945k	\$566	1,668	3	Jun 15, 2010	15
Ivory Heights, 124, #05 BELOW	\$980k	\$576	1,701	3	Jun 15, 2010	15
Ivory Heights	\$1,050k	\$617	1,701	2	Jun 15, 2010	21
IVORY HEIGHTS, 117	\$950k	\$501	1,894	3	Jun 14, 2010	16
Ivory Heights	\$1,050k	\$617	1,701	3	Jun 14, 2010	16
Lakeside Tower	\$950k	\$480	1,980	3	Jun 13, 2010	100
Lakeside Tower	\$1,420k	\$366	3,875	4	Jun 13, 2010	17
Westmere	\$980k	\$759	1,292	3	Jun 12, 2010	18
The Mayfair	\$900k	\$747	1,205	3	Jun 11, 2010	19
Ivory Heights	\$950k	\$501	1,894	3	Jun 11, 2010	46
Ivory Heights	\$955k	\$562	1,701	3	Jun 11, 2010	19
Ivory Heights	\$940k	\$563	1,668	3	Jun 10, 2010	20
Ivory Heights	\$950k	\$559	1,701	3	Jun 10, 2010	20
Ivory Heights	\$980k	\$576	1,701	3	Jun 10, 2010	20
Lakeside Tower, 9H, #16 ABOVE	\$880k	\$444	1,980	3	Jun 9, 2010	21
Ivory Heights	\$980k	\$576	1,701	3	Jun 9, 2010	103
THE MAYFAIR, 9	\$780k	\$739	1,055	2	Jun 8, 2010	22
Westmere	\$800k	\$619	1,292	3	Jun 8, 2010	22
Ivory Heights	\$848k	\$499	1,701	3	Jun 8, 2010	55
THE MAYFAIR, 9	\$890k	\$725	1,227	3	Jun 8, 2010	22
Lakeside Tower	\$1,400k	\$361	3,875	4	Jun 8, 2010	50
Westmere	\$850k	\$681	1,249	3	Jun 7, 2010	36
The Mayfair	\$880k	\$717	1,227	3	Jun 7, 2010	23
THE MAYFAIR, 9	\$880k	\$717	1,227	3	Jun 7, 2010	23
Ivory Heights	\$950k	\$559	1,701	3	Jun 7, 2010	85
IVORY HEIGHTS, 117	\$950k	\$559	1,701	3	Jun 7, 2010	85
Ivory Heights	\$1,000k	\$588	1,701	3	Jun 7, 2010	23
Ivory Heights	\$1,250k	\$624	2,002	3	Jun 7, 2010	23
Lakeside Tower	CALL	-	3,875	4	Jun 7, 2010	23
The Mayfair	\$780k	\$739	1,055	2	Jun 6, 2010	24
The Mayfair	\$890k	\$725	1,227	3	Jun 6, 2010	24
Ivory Heights	\$845k	\$497	1,701	3	Jun 5, 2010	25
THE MAYFAIR, 9	\$780k	\$739	1,055	2	Jun 4, 2010	26
The Mayfair	\$780k	\$739	1,055	2	Jun 4, 2010	26
Lakeside Apartments	\$780k	\$514	1,518	3	Jun 4, 2010	26



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IVORY HEIGHTS, 117	\$1,200k	\$706	1,701	3	Jun 4, 2010	26
THE MAYFAIR, 9	\$820k	\$705	1,162	3	Jun 3, 2010	27
The Mayfair	\$820k	\$705	1,162	3	Jun 3, 2010	27
Lakeside Tower	\$950k	\$480	1,980	3	Jun 3, 2010	27
Lakeside Tower	\$900k	\$454	1,980	3	Jun 1, 2010	29
IVORY HEIGHTS, 117	\$1,200k	\$706	1,701	3	Jun 1, 2010	29
Ivory Heights	\$1,280k	\$753	1,701	3	Jun 1, 2010	29
Westmere	\$750k	\$676	1,109	3	May 31, 2010	30
The Mayfair	\$800k	\$688	1,162	3	May 31, 2010	30
Lakeside Tower	\$1,500k	\$387	3,875	5	May 31, 2010	43
The Mayfair	\$850k	\$731	1,162	3	May 30, 2010	35
Ivory Heights	\$990k	\$593	1,668	3	May 30, 2010	31

Full Rental Listings in Parc Oasis and other comparable projects

Rental Address	Asking	PSF	Built sqft	Bed-rooms	Posted
Parc Oasis	\$3,500	\$2.85	1,227	3	Jun 29, 2010
Parc Oasis	\$3,600	\$2.61	1,378	3	Jun 29, 2010
Parc Oasis	\$3,800	\$2.52	1,507	4	Jun 29, 2010
Parc Oasis	\$3,800	\$2.74	1,388	3	Jun 29, 2010
Parc Oasis	\$3,800	\$2.74	1,388	3	Jun 29, 2010
Parc Oasis	\$4,000	\$2.90	1,378	3	Jun 29, 2010
Parc Oasis	\$4,000	\$2.65	1,507	4	Jun 29, 2010
Parc Oasis	\$4,000	\$3.26	1,227	3	Jun 29, 2010
Parc Oasis	\$4,100	\$2.72	1,507	4	Jun 29, 2010
Parc Oasis	\$4,200	\$2.79	1,507	4	Jun 29, 2010
Parc Oasis	\$4,600	\$3.05	1,507	4	Jun 29, 2010
Parc Oasis	\$4,900	\$3.25	1,507	4	Jun 29, 2010
PARC OASIS, 35	\$3,600	\$2.93	1,227	-	Jun 28, 2010
PARC OASIS, 53	\$3,600	\$2.61	1,378	4	Jun 28, 2010
Parc Oasis	\$3,800	\$2.72	1,399	3	Jun 28, 2010
Parc Oasis	\$3,900	\$3.18	1,227	3	Jun 28, 2010
Parc Oasis	\$4,000	\$2.88	1,388	3	Jun 28, 2010
PARC OASIS, 35	\$4,000	\$3.26	1,227	3	Jun 28, 2010
PARC OASIS, 37	\$4,000	\$2.88	1,388	3	Jun 28, 2010
Parc Oasis	\$4,800	\$3.19	1,507	4	Jun 28, 2010
PARC OASIS, 35	\$3,500	\$2.85	1,227	3	Jun 26, 2010
Parc Oasis	\$4,000	\$2.88	1,388	3	Jun 26, 2010
Parc Oasis	\$2,500	\$1.81	1,378	3	Jun 25, 2010
Parc Oasis	\$3,400	\$2.45	1,388	3	Jun 25, 2010
Parc Oasis	\$4,000	\$2.65	1,507	4	Jun 25, 2010
Parc Oasis	\$4,000	\$2.65	1,507	4	Jun 25, 2010
Parc Oasis	\$4,800	\$3.19	1,507	4	Jun 25, 2010
Parc Oasis	\$5,000	\$4.07	1,227	3	Jun 25, 2010
PARC OASIS, 35	CALL	-	1,076	2	Jun 25, 2010



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Parc Oasis	\$2,800	\$2.60	1,076	2	Jun 24, 2010
Parc Oasis	\$3,200	\$2.61	1,227	3	Jun 24, 2010
Parc Oasis	\$3,500	\$2.88	1,216	3	Jun 24, 2010
Parc Oasis	\$4,000	\$2.88	1,388	3	Jun 24, 2010
Parc Oasis	\$4,000	\$2.65	1,507	4	Jun 24, 2010
PARC OASIS, 35	\$4,200	\$2.79	1,507	4	Jun 24, 2010
Parc Oasis	\$2,900	\$2.69	1,076	2	Jun 23, 2010
PARC OASIS, 35	\$3,700	\$2.66	1,388	3	Jun 23, 2010
Parc Oasis	\$3,700	\$2.66	1,388	3	Jun 23, 2010
Parc Oasis	\$4,000	\$3.26	1,227	3	Jun 23, 2010
Parc Oasis	\$4,200	\$3.42	1,227	3	Jun 23, 2010
Parc Oasis, 53, #08-ABV	\$4,500	\$3.01	1,496	4	Jun 23, 2010
Parc Oasis	\$4,700	\$3.12	1,507	4	Jun 23, 2010
Parc Oasis	CALL	-	1,399	3	Jun 23, 2010
Parc Oasis	\$1,100	\$1.08	1,022	1	Jun 22, 2010
Parc Oasis	\$2,600	\$2.42	1,076	2	Jun 22, 2010
Parc Oasis	\$3,000	\$2.44	1,227	3	Jun 22, 2010
Parc Oasis	\$3,300	\$2.69	1,227	3	Jun 22, 2010
Parc Oasis	\$3,500	\$2.93	1,195	3	Jun 22, 2010
Parc Oasis	\$3,600	\$2.59	1,388	3	Jun 22, 2010
Parc Oasis	\$4,600	\$3.05	1,507	4	Jun 22, 2010
Parc Oasis	\$4,800	\$3.19	1,507	3	Jun 22, 2010
Parc Oasis	\$4,900	\$3.25	1,507	4	Jun 22, 2010
Parc Oasis	\$3,700	\$2.66	1,388	3	Jun 21, 2010
Parc Oasis	\$4,000	\$2.90	1,378	3	Jun 21, 2010
PARC OASIS, 35	\$4,000	\$2.90	1,378	3	Jun 21, 2010
Parc Oasis	\$4,800	\$3.19	1,507	4	Jun 21, 2010
Parc Oasis	\$4,800	\$3.19	1,507	4	Jun 21, 2010
Parc Oasis	\$4,900	\$3.25	1,507	4	Jun 21, 2010
Parc Oasis	CALL	-	1,302	3	Jun 21, 2010
Parc Oasis	\$2,800	\$2.60	1,076	2	Jun 20, 2010
Parc Oasis	\$2,900	\$2.69	1,076	3	Jun 20, 2010
Parc Oasis	\$3,400	\$3.16	1,076	2	Jun 20, 2010
Parc Oasis	\$3,480	\$2.84	1,227	3	Jun 20, 2010
Parc Oasis	\$4,000	\$3.26	1,227	3	Jun 20, 2010
Parc Oasis	\$4,700	\$3.12	1,507	4	Jun 20, 2010
Parc Oasis	\$3,300	\$2.53	1,302	3	Jun 19, 2010
Parc Oasis	\$3,700	\$3.02	1,227	3	Jun 19, 2010
Parc Oasis	\$3,900	\$2.81	1,388	4	Jun 19, 2010
Parc Oasis	\$3,900	\$2.81	1,388	3	Jun 19, 2010
Parc Oasis	\$4,000	\$2.88	1,388	3	Jun 19, 2010
Parc Oasis	\$4,800	\$3.21	1,496	4	Jun 19, 2010
PARC OASIS, 35	\$4,900	\$3.25	1,507	4	Jun 19, 2010
Parc Oasis	\$3,300	\$2.69	1,227	3	Jun 18, 2010
PARC OASIS, 35	\$3,500	\$2.80	1,249	3	Jun 18, 2010
Parc Oasis	\$3,500	\$2.32	1,507	4	Jun 18, 2010



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Parc Oasis	\$3,800	\$2.76	1,378	3	Jun 18, 2010
Parc Oasis	\$3,900	\$2.59	1,507	4	Jun 18, 2010
Parc Oasis	\$4,700	\$3.12	1,507	4	Jun 18, 2010
Parc Oasis	\$3,100	\$2.53	1,227	3	Jun 17, 2010
Parc Oasis	\$4,000	\$2.90	1,378	3	Jun 17, 2010
Parc Oasis	\$4,200	\$2.79	1,507	4	Jun 17, 2010
Parc Oasis	\$5,000	\$3.32	1,507	4	Jun 17, 2010
Parc Oasis	\$3,500	\$2.54	1,378	3	Jun 16, 2010
Parc Oasis	\$4,000	\$2.90	1,378	3	Jun 16, 2010
Parc Oasis	\$4,000	\$2.90	1,378	3	Jun 16, 2010
PARC OASIS, 35	\$4,200	\$2.79	1,507	4	Jun 16, 2010
Parc Oasis	\$4,200	\$2.79	1,507	4	Jun 16, 2010
Parc Oasis	CALL	-	1,378	3	Jun 15, 2010
Parc Oasis	\$3,400	\$3.16	1,076	2	Jun 14, 2010
Parc Oasis	\$3,500	\$2.85	1,227	3	Jun 14, 2010
Parc Oasis	\$3,500	\$2.85	1,227	3	Jun 14, 2010
Parc Oasis	\$3,800	\$2.76	1,378	3	Jun 14, 2010
Parc Oasis	\$3,800	\$2.74	1,388	3	Jun 14, 2010
Parc Oasis	\$4,000	\$2.90	1,378	3	Jun 14, 2010
Parc Oasis	\$4,000	\$2.90	1,378	3	Jun 14, 2010
PARC OASIS, 35	\$4,000	\$2.90	1,378	3	Jun 14, 2010
PARC OASIS, 35	\$4,000	\$2.90	1,378	3	Jun 14, 2010
Parc Oasis	\$4,200	\$3.42	1,227	3	Jun 14, 2010
Parc Oasis	\$4,200	\$2.79	1,507	4	Jun 14, 2010
PARC OASIS, 35	\$2,800	\$2.60	1,076	-	Jun 13, 2010
Parc Oasis	\$3,200	\$2.61	1,227	3	Jun 13, 2010
PARC OASIS, 35	\$4,000	\$2.90	1,378	-	Jun 12, 2010
PARC OASIS, 35	\$4,200	\$3.05	1,378	3	Jun 12, 2010
Parc Oasis	\$3,500	\$2.54	1,378	3	Jun 11, 2010
Parc Oasis	\$3,900	\$2.59	1,507	3	Jun 11, 2010
Parc Oasis, 51, #11-01	\$4,000	\$2.90	1,378	3	Jun 11, 2010
Parc Oasis	\$4,000	\$2.90	1,378	3	Jun 11, 2010
Parc Oasis	\$1,000	\$4.89	204	1	Jun 10, 2010
PARC OASIS, 35	\$3,600	\$2.59	1,388	3	Jun 10, 2010
Parc Oasis	\$4,000	\$2.64	1,518	3	Jun 10, 2010
Parc Oasis	\$4,800	\$3.19	1,507	-	Jun 10, 2010
Parc Oasis	CALL	-	1,507	4	Jun 10, 2010
Parc Oasis	\$3,000	\$2.44	1,227	3	Jun 9, 2010
Parc Oasis	\$3,400	\$2.45	1,388	3	Jun 9, 2010
Parc Oasis	\$4,900	\$3.27	1,496	4	Jun 9, 2010
PARC OASIS, 53	\$4,000	\$2.90	1,378	3	Jun 8, 2010
Parc Oasis	\$4,200	\$2.79	1,507	4	Jun 8, 2010
Parc Oasis	\$4,200	\$2.79	1,507	4	Jun 8, 2010
Parc Oasis	\$4,200	\$2.79	1,507	4	Jun 8, 2010
Parc Oasis	\$3,100	\$2.53	1,227	3	Jun 7, 2010
Parc Oasis, 53, #06-ABV	\$3,200	\$2.61	1,227	3	Jun 7, 2010



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Parc Oasis	\$3,300	\$2.69	1,227	3	Jun 7, 2010
PARC OASIS, 35	\$3,300	\$2.69	1,227	3	Jun 7, 2010
Parc Oasis	\$3,500	\$2.54	1,378	3	Jun 7, 2010
Parc Oasis, 53, #08-ABV	\$3,800	\$2.74	1,388	3	Jun 7, 2010
PARC OASIS, 35	\$3,800	\$3.21	1,184	3	Jun 7, 2010
Parc Oasis	\$4,000	\$2.65	1,507	4	Jun 7, 2010
Parc Oasis	\$4,200	\$2.79	1,507	4	Jun 7, 2010
Parc Oasis	\$4,200	\$3.02	1,388	3	Jun 7, 2010
PARC OASIS, 35	\$4,200	\$3.42	1,227	3	Jun 7, 2010
PARC OASIS, 35	\$4,200	\$3.02	1,388	3	Jun 7, 2010
PARC OASIS, 43	\$4,600	\$3.05	1,507	4	Jun 7, 2010
Parc Oasis	\$4,900	\$3.25	1,507	5	Jun 7, 2010
PARC OASIS, 35	\$3,300	\$3.07	1,076	2	Jun 6, 2010
Parc Oasis	\$4,200	\$3.42	1,227	3	Jun 6, 2010
Parc Oasis	\$2,600	\$2.42	1,076	2	Jun 5, 2010
Parc Oasis	\$3,600	\$2.39	1,507	3	Jun 5, 2010
Parc Oasis	\$4,200	\$2.79	1,507	4	Jun 5, 2010
PARC OASIS, 35	\$3,200	\$2.97	1,076	2	Jun 4, 2010
Parc Oasis	\$3,500	\$2.85	1,227	3	Jun 4, 2010
Parc Oasis	\$3,500	\$2.52	1,388	3	Jun 4, 2010
PARC OASIS, 35	\$3,500	\$2.52	1,388	3	Jun 4, 2010
Parc Oasis	\$3,600	\$2.59	1,388	3	Jun 4, 2010
PARC OASIS, 35	\$3,600	\$2.59	1,388	3	Jun 4, 2010
Parc Oasis	\$3,650	\$2.63	1,388	3	Jun 4, 2010
PARC OASIS, 37	\$3,700	\$2.46	1,507	4	Jun 4, 2010
Parc Oasis	\$4,800	\$3.21	1,496	4	Jun 4, 2010
Parc Oasis	\$3,500	\$2.52	1,388	3	Jun 3, 2010
Parc Oasis	\$3,500	\$4.65	753	3	Jun 3, 2010
Parc Oasis	\$4,500	\$3.67	1,227	3	Jun 3, 2010
Parc Oasis	\$4,900	\$3.25	1,507	4	Jun 3, 2010
Parc Oasis, 37, #05-BELOW	\$3,200	\$2.61	1,227	3	Jun 2, 2010
Parc Oasis	\$3,500	\$2.52	1,388	3	Jun 2, 2010
Parc Oasis	\$3,500	\$2.69	1,302	3	Jun 2, 2010
Parc Oasis, 51, #06-ABV	\$3,600	\$2.59	1,388	3	Jun 2, 2010
Parc Oasis	\$4,300	\$2.85	1,507	4	Jun 2, 2010
Parc Oasis, 53, #09	\$4,900	\$3.25	1,507	4	Jun 2, 2010
Parc Oasis	\$4,940	\$3.28	1,507	4	Jun 2, 2010
Parc Oasis	\$3,200	\$2.61	1,227	3	Jun 1, 2010
Parc Oasis	\$3,300	\$3.07	1,076	2	Jun 1, 2010
Parc Oasis	\$3,500	\$2.85	1,227	3	Jun 1, 2010
Parc Oasis	\$3,500	\$2.52	1,388	3	Jun 1, 2010
Parc Oasis	\$3,500	\$2.52	1,388	3	Jun 1, 2010
Parc Oasis	\$3,600	\$2.59	1,388	3	Jun 1, 2010
Parc Oasis	\$3,600	\$2.59	1,388	3	Jun 1, 2010
Parc Oasis	\$3,700	\$2.66	1,388	3	Jun 1, 2010
Parc Oasis	CALL	-	1,227	3	Jun 1, 2010



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Parc Oasis	\$3,000	\$2.44	1,227	3	May 31, 2010
Parc Oasis	\$4,300	\$3.50	1,227	3	May 31, 2010
Parc Oasis	\$3,300	\$2.40	1,378	3	May 30, 2010
PARC OASIS, 35	\$3,500	\$2.52	1,388	3	May 30, 2010
The Mayfair	\$2,400	\$3.78	635	1	Jun 29, 2010
Ivory Heights	\$2,760	\$1.38	2,002	3	Jun 28, 2010
The Mayfair	\$3,400	\$2.90	1,173	3	Jun 28, 2010
The Mayfair	\$3,500	\$2.98	1,173	3	Jun 28, 2010
THE MAYFAIR, 1	\$3,600	\$3.07	1,173	3	Jun 28, 2010
The Mayfair	\$3,600	\$3.07	1,173	3	Jun 28, 2010
Westmere	\$3,500	\$2.93	1,195	3	Jun 27, 2010
THE MAYFAIR, 1	\$3,600	\$2.93	1,227	3	Jun 27, 2010
Ivory Heights	\$3,000	\$2.14	1,399	3	Jun 26, 2010
The Mayfair	\$3,500	\$2.60	1,345	3	Jun 26, 2010
The Mayfair	\$3,600	\$3.07	1,173	3	Jun 26, 2010
Ivory Heights	\$3,000	\$1.76	1,701	3	Jun 25, 2010
IVORY HEIGHTS, 117	\$3,000	\$1.50	2,002	1	Jun 24, 2010
Westmere	\$3,500	\$2.78	1,259	3	Jun 24, 2010
Ivory Heights	\$2,900	\$1.45	2,002	3	Jun 23, 2010
Lakeside Tower	\$3,200	\$1.62	1,970	3	Jun 23, 2010
The Mayfair	\$3,500	\$2.93	1,195	3	Jun 23, 2010
THE MAYFAIR, 9	\$3,500	\$3.19	1,098	3	Jun 23, 2010
The Mayfair	\$3,500	\$3.01	1,162	3	Jun 23, 2010
Ivory Heights	\$2,900	\$1.45	2,002	3	Jun 22, 2010
Ivory Heights	\$3,000	\$1.76	1,701	3	Jun 22, 2010
Lakeside Apartments	\$3,000	\$1.87	1,604	3	Jun 22, 2010
Westmere	\$3,600	\$2.74	1,313	3	Jun 22, 2010
Ivory Heights	\$3,000	\$1.50	2,002	3	Jun 21, 2010
Ivory Heights	\$3,000	\$1.50	2,002	3	Jun 21, 2010
THE MAYFAIR, 9	\$3,000	\$3.17	947	-	Jun 21, 2010
Ivory Heights	\$3,000	\$1.50	2,002	3	Jun 21, 2010
Lakeside Tower	\$3,200	\$1.62	1,970	3	Jun 21, 2010
Lakeside Tower	\$3,300	\$1.68	1,970	3	Jun 20, 2010
Lakeside Tower	\$2,700	\$2.26	1,195	3	Jun 19, 2010
The Mayfair	\$2,700	\$2.26	1,195	3	Jun 19, 2010
Lakeside Tower	\$2,900	\$1.47	1,970	3	Jun 19, 2010
The Mayfair	\$3,300	\$2.69	1,227	3	Jun 19, 2010
The Mayfair	\$3,800	\$2.72	1,399	4	Jun 19, 2010
Ivory Heights	\$2,800	\$1.65	1,701	3	Jun 18, 2010
Westmere	\$3,500	\$2.71	1,292	3	Jun 18, 2010
The Mayfair	\$3,500	\$3.19	1,098	3	Jun 18, 2010
Lakeside Tower	\$2,500	\$2.09	1,195	3	Jun 17, 2010
Lakeside Tower	\$2,700	\$1.35	2,002	3	Jun 17, 2010
The Mayfair, #05-ABV	\$3,400	\$2.92	1,162	3	Jun 17, 2010
The Mayfair	\$3,500	\$2.60	1,345	3	Jun 17, 2010
Lakeside Tower	\$2,760	\$1.40	1,970	3	Jun 16, 2010



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Ivory Heights	\$2,900	\$1.45	2,002	3	Jun 16, 2010
Ivory Heights	\$3,000	\$1.50	2,002	3	Jun 16, 2010
Ivory Heights	\$3,150	\$1.85	1,701	3	Jun 16, 2010
Ivory Heights	\$3,200	\$1.88	1,701	3	Jun 16, 2010
The Mayfair	\$3,500	\$2.93	1,195	3	Jun 16, 2010
Ivory Heights	\$3,000	\$1.50	2,002	3	Jun 15, 2010
Ivory Heights	\$3,000	\$1.50	2,002	3	Jun 15, 2010
The Mayfair	\$3,000	\$2.58	1,162	3	Jun 15, 2010
Ivory Heights	\$3,200	\$1.88	1,701	3	Jun 15, 2010
The Mayfair, #04-ABV	\$3,500	\$2.80	1,249	3	Jun 14, 2010
The Mayfair, #05-ABV	\$3,500	\$2.85	1,227	3	Jun 14, 2010
The Mayfair	\$3,500	\$2.80	1,249	3	Jun 14, 2010
The Mayfair	\$3,700	\$3.02	1,227	3	Jun 14, 2010
The Mayfair	\$3,800	\$3.10	1,227	3	Jun 12, 2010
Lakeside Tower	\$2,400	\$2.40	1,001	3	Jun 11, 2010
Ivory Heights	\$2,700	\$1.59	1,701	3	Jun 11, 2010
Lakeside Apartments	\$3,000	\$2.01	1,496	4	Jun 11, 2010
The Mayfair	\$3,000	\$2.58	1,162	3	Jun 11, 2010
Lakeside Apartments	\$3,200	\$2.00	1,604	3	Jun 11, 2010
Westmere	\$3,200	\$2.56	1,249	3	Jun 11, 2010
The Mayfair	\$3,500	\$2.85	1,227	3	Jun 11, 2010
The Mayfair	\$3,500	\$3.19	1,098	3	Jun 11, 2010
The Mayfair	\$3,600	\$2.93	1,227	3	Jun 11, 2010
Ivory Heights	\$2,900	\$1.71	1,701	3	Jun 10, 2010
Ivory Heights	\$3,200	\$1.88	1,701	3	Jun 10, 2010
Lakeside Apartments	\$3,000	\$1.87	1,604	4	Jun 9, 2010
Westmere	\$3,900	\$2.97	1,313	4	Jun 9, 2010
Lakeside Tower	\$2,500	\$2.09	1,195	3	Jun 8, 2010
Ivory Heights	\$2,800	\$1.65	1,701	3	Jun 8, 2010
Ivory Heights	\$3,200	\$1.88	1,701	3	Jun 8, 2010
Lakeside Tower	\$2,400	\$1.97	1,216	3	Jun 7, 2010
Lakeside Tower, 9H, #16-ABV	\$2,400	-	-	2	Jun 7, 2010
Lakeside Tower	\$2,700	\$1.35	2,002	3	Jun 7, 2010
The Mayfair	\$3,300	\$2.84	1,162	3	Jun 7, 2010
Lakeside Tower	\$3,400	\$1.73	1,970	3	Jun 7, 2010
LAKESIDE TOWER, 9G	\$3,400	\$1.73	1,970	3	Jun 7, 2010
Lakeside Tower	\$2,450	\$2.05	1,195	3	Jun 6, 2010
Lakeside Tower	\$2,200	\$1.84	1,195	3	Jun 5, 2010
Ivory Heights	\$2,900	\$1.71	1,701	3	Jun 5, 2010
The Mayfair	\$3,500	\$2.60	1,345	3	Jun 5, 2010
The Mayfair	CALL	-	1,227	3	Jun 5, 2010
LAKESIDE TOWER, 9G	\$2,700	\$1.37	1,970	3	Jun 4, 2010
WESTMERE, 71	\$3,300	\$2.55	1,292	3	Jun 4, 2010
IVORY HEIGHTS, 117	\$3,300	\$1.94	1,701	3	Jun 4, 2010
THE MAYFAIR, 9	\$3,500	\$2.60	1,345	3	Jun 4, 2010
The Mayfair	\$3,500	\$2.60	1,345	3	Jun 4, 2010



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Westmere	\$3,500	\$2.80	1,249	3	Jun 4, 2010
Ivory Heights	\$2,800	\$1.67	1,679	3	Jun 3, 2010
Westmere	\$2,800	\$2.34	1,195	3	Jun 3, 2010
WESTMERE, 71	\$3,500	\$2.78	1,259	3	Jun 3, 2010
Westmere	\$3,500	\$2.80	1,249	3	Jun 3, 2010
Lakeside Apartments, 9F, #04-ABV	\$2,800	\$1.87	1,496	3	Jun 2, 2010
IVORY HEIGHTS, 117	\$3,000	\$2.14	1,399	3	Jun 2, 2010
The Mayfair	\$3,200	\$2.38	1,345	3	Jun 2, 2010
Lakeside Tower	\$2,300	\$2.09	1,098	2	Jun 1, 2010
Ivory Heights	\$2,800	\$1.65	1,701	3	Jun 1, 2010
Ivory Heights	\$2,800	\$1.65	1,701	3	Jun 1, 2010
The Mayfair	\$3,300	\$2.84	1,162	3	Jun 1, 2010
Westmere	\$3,400	\$2.82	1,205	-	Jun 1, 2010
The Mayfair	\$3,500	\$2.60	1,345	2	Jun 1, 2010
THE MAYFAIR, 9	\$3,500	\$2.60	1,345	3	Jun 1, 2010
The Mayfair	\$4,000	\$2.97	1,345	3	Jun 1, 2010
Lakeside Apartments	\$2,800	\$1.87	1,496	3	May 31, 2010
The Mayfair	\$3,300	\$2.84	1,162	3	May 31, 2010
The Mayfair	CALL	-	1,345	3	May 31, 2010
Westmere	\$850	\$7.18	118	1	May 30, 2010
Westmere	\$3,200	\$2.48	1,292	3	May 30, 2010
The Mayfair	\$3,400	\$2.53	1,345	3	May 30, 2010
The Mayfair	\$3,500	\$3.01	1,162	3	May 30, 2010
THE MAYFAIR, 9	\$3,500	\$2.60	1,345	3	May 30, 2010

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