

# Top gains for mass market leasehold condominiums

Transacted over the past five years (2014 to 2018)

PROJECT NAME	LOCATION	PLANNING AREA	PURCHASE DATE	PURCHASE PRICE (S\$)	RESALE DATE	RESALE PRICE (S\$)	GROSS PROFIT (AFTER SSD IF APPLICABLE)	HOLDING PERIOD	PROFIT AS % OF PURCHASE PRICE
<b>Coco Palms</b>	11 Pasir Ris Grove #12-XX	Pasir Ris	June 2014	1,318,500	June 2018	1,750,000	\$431,500	4 yrs	<b>32.7</b>
<b>Coco Palms</b>	13 Pasir Ris Grove #12-XX	Pasir Ris	June 2014	1,428,750	Sept 2018	1,810,000	\$381,250	4 yrs 3 mths	<b>26.7</b>
<b>Coco Palms</b>	33 Pasir Ris Grove #08-XX	Pasir Ris	June 2014	1,361,920	June 2018	1,715,000	\$353,080	4 yrs	<b>25.9</b>
<b>High Park Residences</b>	25 Fernvale Road #16-XX	Sengkang	July 2015	1,218,000	Sept 2018	1,570,000	\$352,000	3 yrs 2 mths	<b>28.9</b>
<b>Riverbank @ Fernvale</b>	17 Fernvale Close #15-XX	Sengkang	Mar 2014	1,409,000	Oct 2018	1,739,000	\$330,000	4 yrs 7 mths	<b>23.4</b>
<b>The Panorama</b>	20 Ang Mo Kio Avenue 2 #16-XX	Ang Mo Kio	Aug 2014	1,640,496	Mar 2018	1,950,000	\$309,504	3 yrs 7 mths	<b>18.9</b>
<b>The Panorama</b>	16 Ang Mo Kio Avenue 2 #08-XX	Ang Mo Kio	June 2014	1,223,904	Sept 2018	1,533,000	\$309,096	4 yrs 3 mths	<b>25.3</b>
<b>The Panorama</b>	18 Ang Mo Kio Avenue 2 #15-XX	Ang Mo Kio	Mar 2015	1,321,760	Mar 2018	1,630,000	\$308,240	3 yrs	<b>23.3</b>
<b>High Park Residences*</b>	29 Fernvale Road #25-XX	Sengkang	July 2015	895,000	Feb 2018	1,250,000	\$305,000	2 yrs 7 mths	<b>34.1</b>
<b>Lakeville</b>	5 Jurong Lake Link #08-XX	Jurong West	Aug 2014	1,378,000	Aug 2018	1,680,000	\$302,000	4 yrs	<b>21.9</b>

\* Unit incurred SSD and gross profit was S\$355,000 before SSD