



7 ANALYTICAL FACTORS FOR SAFE PROPERTY INVESTMENT

**WHAT EVERY SAVVY INVESTOR
NEEDS TO KNOW**

FAQ

01

Is ground floor patio units worth investing? I hear that it is common problem for smallish rubbish to be thrown down from higher floors.

Ground floor units attract a niche group of buyers who love huge patio space for gardening and bobbies; often these owners also do not have concern over privacy with neighbours passing by. Patio units can be an investment option as long as the price point do not confused potential buyers. Example if 3 bedder patio is at higher price than 4 bedders in the condo, it may take a longer time to find the right buyer. Newer project seldom build patio units that are bigger than the above units. Patio owners can install awnings to prevent small articles coming into the patio.

02

Which is the best transformation master plan in PLB's view? Greater Southern Waterfront vs Paya Lebar vs Others?

The best transformation plan is the one that fits into the timeline of how long you will hold onto your property to allow the transformation to uplift prices. People often make the mistake of buying into an area where transformation will only start happening in 10 years time, way after their intended holding period.

03

Is current high PSF 2,000 PSF too high to enter for new project ? Or should we wait for it to peak and fall, if one can wait?

In our **previous webinar**, we covered 4 frameworks of how to analyse if a new launch is at a right price to enter or if it is overpriced. Many have tried to time the market in hopes to get in at a lower price. At PLB, we used The Disparity Effect™ and MOAT analysis to identify properties with untapped potential that have more price acceleration potential in coming years. The profitability of your portfolio is dependent on identifying the right property, entering at the correct pricing and having the holding power to exit at a favorable time rather than timing the market. If you like to know how you to invest safely, you can come for an complimentary consult.

04

For a budget of S\$1.5 -\$2.5M, what is a good recommendation to play the Greater Southern Waterfront transformation, assuming 5 - 7 year time horizon?

5-7 year time horizon may be too short to benefit from greater southern waterfront transformation as the port will only complete relocation in 2030 and first phase of change will only start happening after. If you like to explore an investment strategy that worksfor your portfolio and time horizon, speak to our PLB consult **here**.



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Thank you for taking part in our PLB Webinar and we hope you had an insightful time.

If you would like to have more of your personal questions answered, you can read more of our articles **here**. If you are more of a visual person, you can follow our Nuggets On The Go (NOTG) series on YouTube in the link **here**. Alternatively, you can have a more personalised experience by speaking to our consultants. You can reach out to us directly **here**.



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