

PATIENT



Is This The **RIGHT TIMING** For Property Investment?

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It's not only about
Timing the Market,
It's more about
Time In The Market.

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What if...

Buy & Sell at Wrong Timing?

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Are These Wrong Timings?

**Scenario 1: Buy High before SARS (4Q2002),
Sell Low during Global Financial Crisis (GFC) (2Q2009).**

**Scenario 2: Buy High before GFC (2Q2008),
Sell Low after Stringent Cooling Measures (2Q2017).**

Scenario 3: Buy Now during COVID Crisis (4Q2020).

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**Scenario 1: Buy High before SARS (4Q2002),
Sell Low during Global Financial Crisis (2Q2009).**

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**PROPERTY
WEEKEND 2020**
10 & 11 OCTOBER

Scenario 1: Buy High before SARS, Sell Low during Global Financial Crisis

Case Study: Yong An Park

PROFITABLE TRANSACTIONS
(TOTAL OF 91 TRANSACTIONS)

CCR, Freehold, TOP 1986

Note: Transactions with the same address are matched. Profitability of each round-trip transaction is based only on the change in asset price and does not take into account transaction costs and the effect of financing.

Source: URA, <https://www.squarefoot.com.sg>

SOLD ON	ADDRESS	UNIT AREA (SQFT)	SALE PRICE (\$\$ PSF)	BOUGHT ON	PURCHASE PRICE (\$\$ PSF)	PROFIT (\$\$)	HOLDING PERIOD (DAYS)	ANNUALISED (%)
10 JUL 2009	331 RIVER VALLEY ROAD #13-07	1,464	1,011	23 APR 2007	956	80,000	809	2.5
1 JUN 2009	331 RIVER VALLEY ROAD #04-04	1,808	1,200	24 OCT 2005	686	929,600	1,316	16.8
7 MAY 2009	333 RIVER VALLEY ROAD #07-07	1,023	1,271	26 NOV 2002	724	560,000	2,354	9.1
6 FEB 2009	333 RIVER VALLEY ROAD #09-03	4,639	925	17 OCT 2005	647	1,290,000	1,208	11.4
23 OCT 2008	329 RIVER VALLEY ROAD #17-03	3,434	1,200	26 FEB 1996	1,034	570,000	4,623	1.2
8 AUG 2008	329 RIVER VALLEY ROAD #10-03	3,434	1,485	13 NOV 2006	1,165	1,100,000	634	15.0
5 AUG 2008	329 RIVER VALLEY ROAD #17-02	3,229	1,527	9 FEB 2007	1,270	830,000	543	13.2
19 JUN 2008	331 RIVER VALLEY ROAD #03-01	1,959	1,327	12 MAR 2007	1,266	120,000	465	3.8
6 JUN 2008	327 RIVER VALLEY ROAD #17-01	3,229	1,595	18 OCT 2004	681	2,950,000	1,327	26.4
4 APR 2008	329 RIVER VALLEY ROAD #20-01	3,111	1,668	23 JUL 2002	741	2,885,000	2,082	15.3

Scenario 1: Buy Low before SARS, Sell Low during Global Financial Crisis

Case Study: Yong An Park

CCR, Freehold, TOP 1986

Address	Area (sqm)	Transacted Price	Unit Price (\$psf)	Sale Type	Transaction Date
333 River Valley Road #07-07	95	Buy \$740,000	\$724	Resale	Nov-02
333 River Valley Road #07-07	95	Sell \$1,300,000	\$1,271	Resale	May-09

Profit: \$560,000

75.68% profit

Holding period: 6.6 years



Source: URA, ERA Research and Consultancy

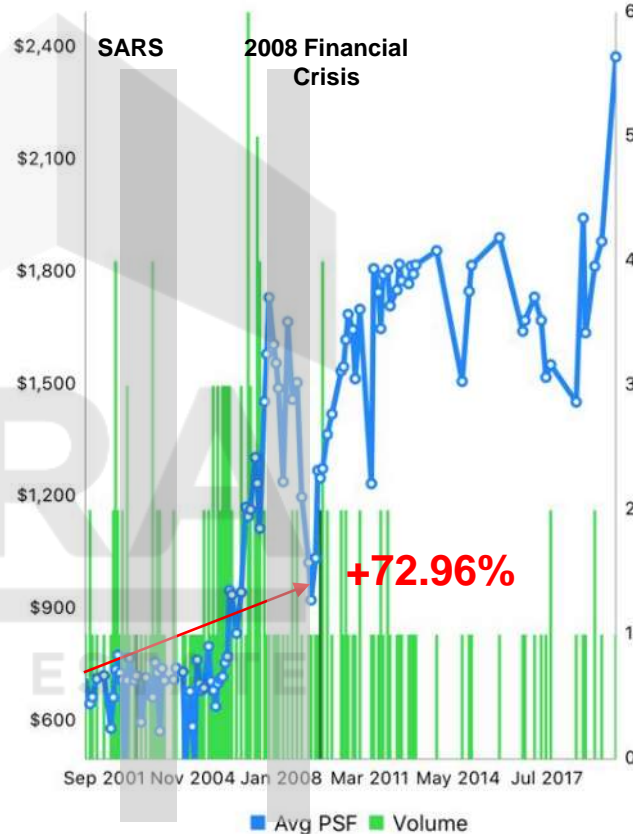


Scenario 1: Buy before SARS, sell at the lowest point of Global Financial Crisis

Nov 2002 Avg PSF: \$723 | Volume: 0.5
Jun 2009 Avg PSF: \$1,251 | Volume: 1.5
Compare Avg PSF: **+72.96%** |



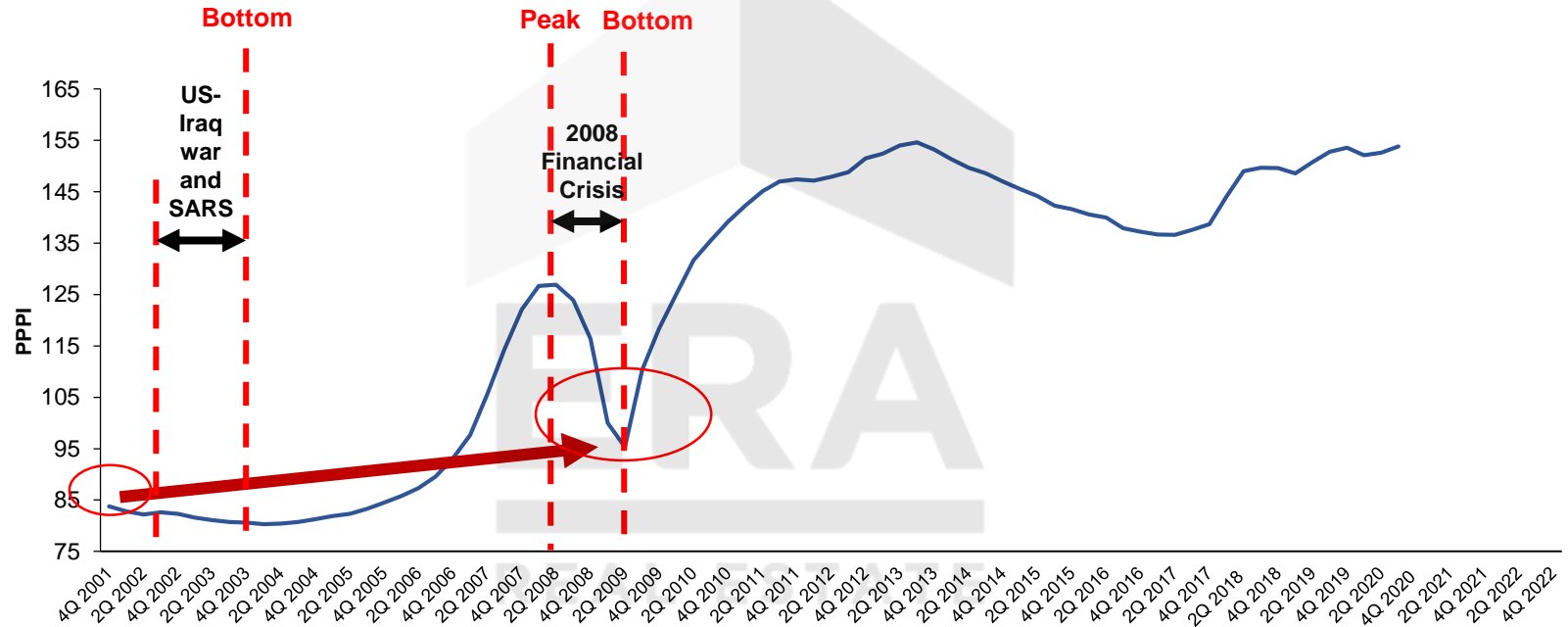
YONG AN PARK



Source: IERA

PROPERTY WEEKEND 2020
10 & 11 OCTOBER

The New Low at 2009 is **HIGHER** than the Previous High in 2002



**Scenario 2: Buy High before GFC (2Q2008),
Sell Low after Stringent Cooling Measures (2Q2017).**

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PROPERTY
WEEKEND2020
10 & 11 OCTOBER

Scenario 2: Buy High before Global Financial Crisis, Sell Low after Stringent Cooling Measures

Case Study 1: The Belleforte

PROFITABLE TRANSACTIONS
(TOTAL OF 45 TRANSACTIONS)

RCR, Freehold, TOP 2003

Note: Transactions with the same address are matched. Profitability of each round-trip transaction is based only on the change in asset price and does not take into account transaction costs and the effect of financing.
Source: URA, <https://www.squarefoot.com.sg>

SOLD ON	ADDRESS	UNIT AREA (SQFT)	SALE PRICE (\$\$ PSF)	BOUGHT ON	PURCHASE PRICE (\$\$ PSF)	PROFIT (\$\$)	HOLDING PERIOD (DAYS)	ANNUALISED (%)
3 JUN 2019	6 AH HOOD ROAD #19-04	1,991	979	17 NOV 2006	527	900,000	4,581	5.1
27 JUL 2018	6 AH HOOD ROAD #08-02	1,023	1,281	23 MAY 2008	831	460,000	3,717	4.3
9 JUL 2018	6 AH HOOD ROAD #18-04	1,335	1,259	25 APR 2005	659	800,000	4,823	5.0
26 JUN 2018	6 AH HOOD ROAD #17-04	1,335	1,349	1 JUN 2009	824	700,000	3,312	5.6
1 MAR 2018	6 AH HOOD ROAD #10-04	1,335	1,251	2 MAY 2008	734	690,000	3,590	5.6
8 DEC 2017	6 AH HOOD ROAD #10-01	1,335	1,184	18 MAR 2011	985	265,000	2,457	2.8
23 OCT 2017	6 AH HOOD ROAD #09-02	1,023	1,125	8 JUN 2009	763	370,000	3,059	4.7
30 MAY 2017	6 AH HOOD ROAD #10-02	1,023	1,125	5 JUN 2008	851	280,000	3,281	3.2
6 APR 2017	6 AH HOOD ROAD #07-03	1,432	1,055	30 JAN 2003	597	655,000	5,180	4.1
15 SEP 2016	6 AH HOOD ROAD #05-02	1,023	1,134	24 JAN 2002	648	496,964	5,348	3.9



Source: URA, Squarefoot Research



Scenario 2: Buy High before Global Financial Crisis, Sell Low after Stringent Cooling Measures

Case Study: The Belleforte

RCR, Freehold, TOP 2003

Address	Area (sqm)	Transacted Price	Unit Price (\$psf)	Sale Type	Transaction Date
6 Ah Hood Road #10-02	95	Buy \$870,000	\$851	Resale	Jun-08
6 Ah Hood Road #10-02	95	Sell \$1,150,000	\$1,125	Resale	May-17

Profit: \$280,000

32.18% profit

Holding period: 8.9 years



Source: URA, ERA Research and Consultancy



Scenario 2: Buy at peak before 2008 financial crisis, sell at lowest point after Stringent Cooling Measures in 2017

Jun 2008 Avg PSF: \$851 | Volume: 2.0
May 2017 Avg PSF: \$1,125 | Volume: 1.0
Compare Avg PSF: +32.20% |

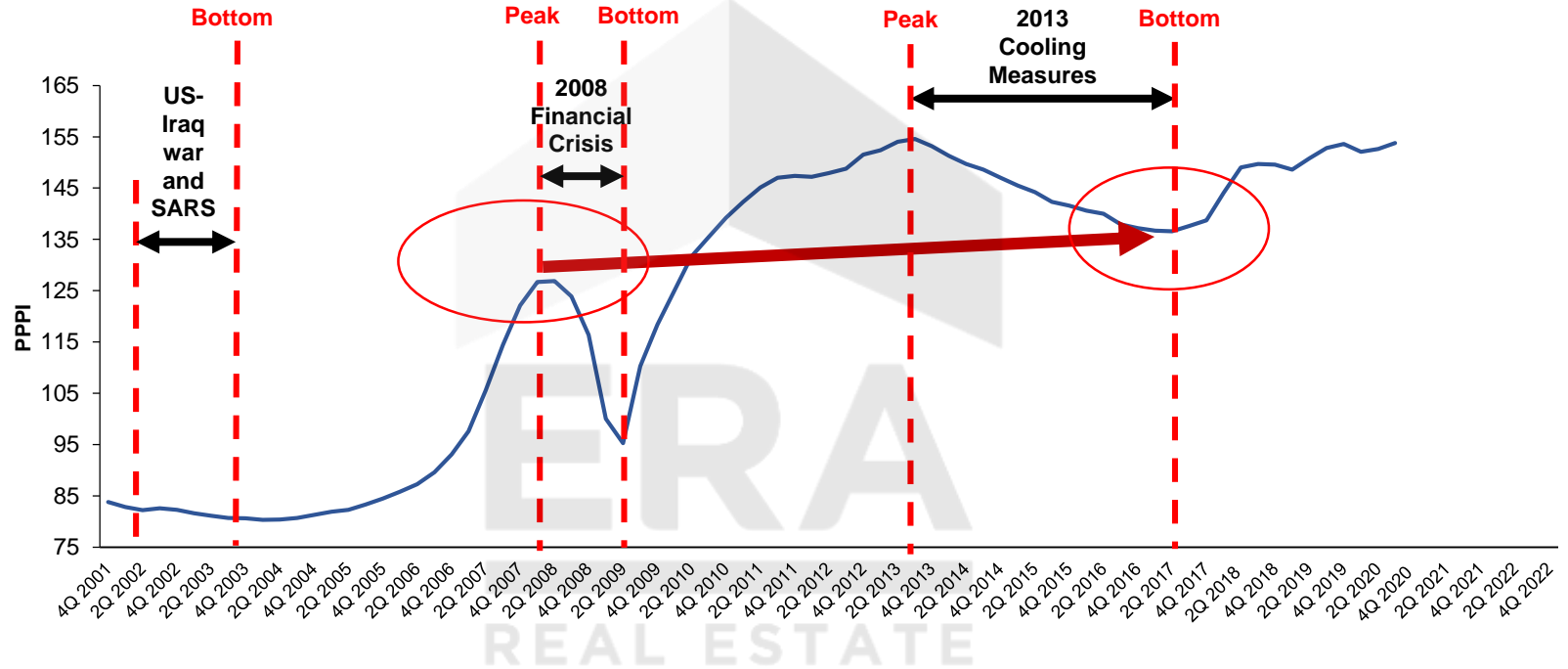


THE BELLEFORTE



Source: IERA

The New Low in 2017 is **HIGHER** than the Last cycle High in 2008



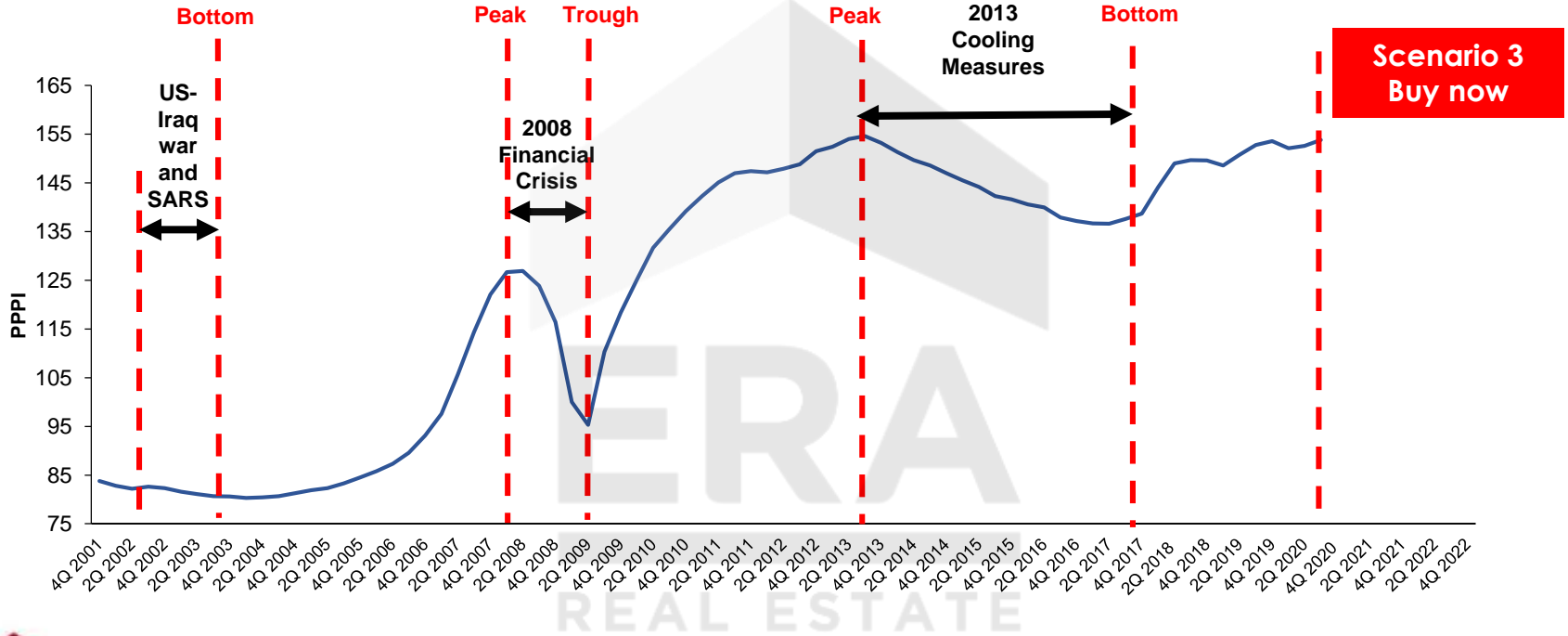
Scenario 3:

Buy NOW during COVID Crisis .

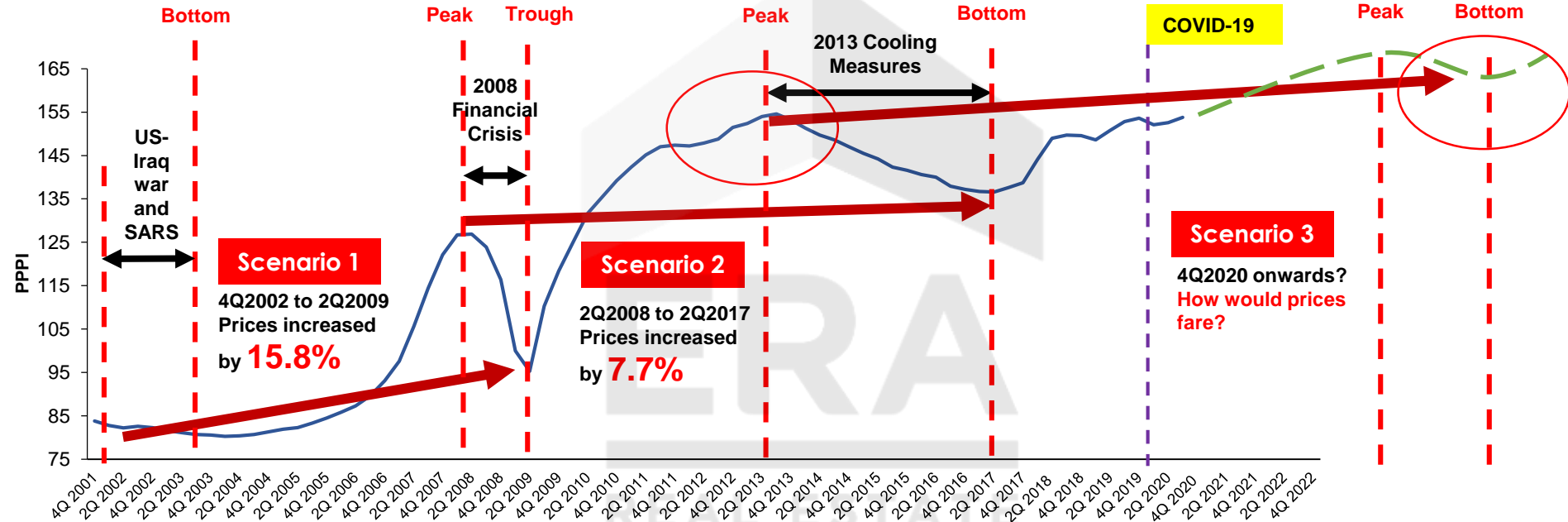
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Scenario 3: Buy NOW during COVID Crisis



Why if... somewhere in the future the new low is higher than the previous high



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It's more about
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