

2019



CHESTER INVESTOR CLUB (CIC)

Your success is our success.

**The best time to plant a tree was 20 years ago.
The second best time is today.
Same for your financial freedom**



CHESTER'S DIVISION

**Chester
Development**



**Project
Development**



**Corporat
e
Business**



**Investment
Chester
Investor
Club**



**Secondar
y
Market**



**Overse
a
Project**



**Corporat
e Social
Responsibility
(C.S.R)**

**Chester
Foundation**



HOW DOES HANDS-FREE, NO-CASH REAL ESTATE INVESTMENT LOOK LIKE?




CIC | BENEFITS & FEATURES

- ✔ **Group purchase and get more rebate / benefits from developer.**
- ✔ **More bargain power with developer.**
- ✔ **More confidence to purchase property while others investors also commit to the particular project.**
- ✔ **Investors forum to share everything about property investment in Malaysia and oversea market.**
- ✔ **Stage for investors to gather other investors information and analysis.**



CIC | BENEFITS & FEATURES

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- ✔ **Property latest news**
 - ✔ **Information and guideline about property**
 - ✔ **Spectating throughout property market (local and oversea) in CIC property news**
 - ✔ **Gather fund, negotiate for whole block or join venture with land owner for development**

CIC | BULK PURCHASE



- Setia Eco Park**
- Park 51 Residency**
- Lakeside Monterez**
- Pacific Place Ara Damansara**
- Bangsar Trade Centre**
- Jelutong Height Semi-detached**
- Suria Jelutong @ Bukit Jelutong**
- Cloudtree Condo@ Cheras**
- Suria JayaSofo @ Padang Jawa**

CIC | BULK PURCHASE



Sentul Prime Condo

Starz Valley @ Nilai

Alam Avenue 2 @ Padang Jawa

M3 @ Melati

Plaza Mitc @ Malacca

B3 Commerze Square

Avenue Crest @ Batu Tiga Lama

Mutiara Ville @ Cyberjaya

Aurora Sovo @ Bukit Jalil



| PROJECT | TYPE | TOTAL UNIT | TOTAL GDV | BENEFITS | INVESTMENT RETURN |
|----------------------|------------|------------|-----------------|--|---|
| PARK 51 | Condo | 30 units | RM 9 million | <ul style="list-style-type: none"> • Enjoy 10% discount • 30% capital appreciation within 6 months | <ul style="list-style-type: none"> • Invest RM 0 (10% discount for bulk purchase. get 90% loan base on original selling price). RM300% return within 6 months ➤ <i>e.g.: RM198,888.00 invest RM 0, earn RM 60,000.00</i> |
| JELUTONG HEIGHTS | Semi-D | 40 units | RM 24 million | <ul style="list-style-type: none"> • Enjoy 10% discount • 28% capital appreciation within 2 months <p>➤ <i>e.g.: RM1,638 million, within 2 months, current market price RM2.1 millions</i></p> | <ul style="list-style-type: none"> • Invest RM 0 / RM 81,900 as commitment to developer, get 90% loan on original selling price. 280% return within 2 month. ➤ <i>e.g.: RM1,638,000.00 invest RM 0 / RM 81,900 to developer (reimburse back during first drawdown).</i> • Earn RM462,000.00 within 2 months. |
| BANGSAR TRADE CENTRE | Hotel Soho | 63 units | RM 31.5 million | <ul style="list-style-type: none"> • Enjoy RM15,000 cash rebate • RM100,000 free furniture • 0% during construction | <ul style="list-style-type: none"> • Invest 10%, ➤ <i>e.g.: RM500K</i> • Invest RM 50,000. Two years later capital appreciated 40%, earn RM 200,000.00 |



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| PLAZA MITC (Malacca) | Service Suite | 416 units | RM 208 million | <ul style="list-style-type: none"> Enjoy 15% rebate 8-13% ROI up to 10 years | <ul style="list-style-type: none"> Invest with nice package and attractive pool return basis allows you no hassle/worries within 10 years time. Monthly pay up could reach 8% with lowest occupancy rate. 0% down payment. |
| Suria Jaya (Padang Jawa) | SOFO | 450 units | RM 103 million | <ul style="list-style-type: none"> Enjoy high bumi discount Low selling price per square foot compare to surrounding enhance capital appreciation within short time frame. | <ul style="list-style-type: none"> Low entry scheme & low selling price with capital appreciation yield at least 30% upon completion. Nearby with MSC status - I-City & remarkable area. |
| Cloud Tree | Condo | 460 units | RM 230 million | <ul style="list-style-type: none"> High demands in Cheras area ensure this development able to capture rental market after completion. | <ul style="list-style-type: none"> Future MRT & express development of Cheras area will achieve definite increment of the population. Capital appreciation & rental yield will be maintain at optimistic level. |



| PROJECT | TYPE | TOTAL UNIT | TOTAL GDV | BENEFITS | INVESTMENT RETURN |
|-----------------------------|-------------|------------|----------------|---|--|
| M3 Melati | Condo | 412 units | RM 165 million | <ul style="list-style-type: none"> •Low selling price per square foot & walking distance to LRT. | <ul style="list-style-type: none"> •High demands in Setapak capture high rental market especially student market. •6-7% rental yield can be reached. |
| Alam Avenue 2 (Padang Jawa) | Shop-Office | 80units | RM 200 million | <ul style="list-style-type: none"> •High rebate benefits investor to commit low down payment • Freehold easy to transact. | <ul style="list-style-type: none"> •Mature area with mostly light industrial. • 3 minutes to Klang & I-City •Estimate good rental market about 5.8% for reason of high catchment area. |
| B3 Commerze Square | Shop-Office | 18 units | RM 40 million | <ul style="list-style-type: none"> •Low selling price as compare to nowadays commercial property. | <ul style="list-style-type: none"> • Concurrent commercial area is fully occupied, low density with high demand. Easy access to highway. •Estimate quick response from business tenant due to limitation of unit supply. |



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| M101 | Condo | 109 units | RM 51 million | <ul style="list-style-type: none"> • Located in the KL city. • Walking distance to LRT, MRT & Monorail | <ul style="list-style-type: none"> • Most busy city in KL. • Easy get rental demands. |
| <u>Suria</u> Residence | Condo | 545 units | RM 55 million | <ul style="list-style-type: none"> • 2 car parks given • Freehold • Upcoming Aeon next to this project | <ul style="list-style-type: none"> • One of the best landscape development • Future booming area • New / No pollution. |
| Plaza MITC | Service Apartment / Hotel Suite | 240 units | RM 74 million | <ul style="list-style-type: none"> • Located in famous tourism state | <ul style="list-style-type: none"> • Positive Cash Back up to 7.2% per annum • Pool Sharing profit • Guarantee Rental from developer. • Free 7 nights per year. |

2019



THANK YOU

- A. *C for CHESTER.*
- B. *Make a wise choice and*
- C. *choose CHESTER for your investment.*

