

**Projected Rental Returns**

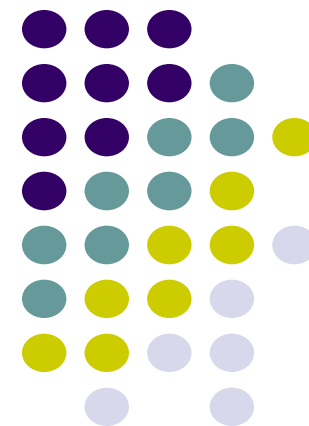
**Whole Lot (Ground + First Floor)**

Purchase Price	<b>RM 720,500.00</b>
80% Loan Margin	<b>RM 580,000.00</b>
Monthly Repayment (20 Years loan tenure @ BLR + 0.2%)	<b>RM 4,600.00</b>

**Projected Rental Income**

Ground Floor (1446sf. x RM3.30 psf. = RM4,772) Say,	<b>RM 4,800.00</b>
First Floor (1,710sf. x RM1.50 psf. = RM2,565) Say,	<b>RM 2,500.00</b>
Less : Service Charge & Sinking Fund	<b>- RM 272.00</b>
Net Projected Income	<b>RM 7,028.00</b>
Net Rental Return	<b><u>RM 7,028.00 x 12</u> RM 720,500.00</b>

**= 12% p.a.**



**Biz Avenue**

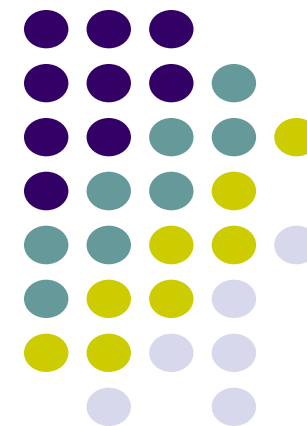
**Biz Avenue II**

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**Projected Rental Returns**

	<u>Ground Floor (Shop)</u>	<u>First Floor (Office)</u>
Purchase Price	<b>RM 472,300.00</b>	<b>RM 248,200.00</b>
80% Loan Margin	<b>RM380,000.00</b>	<b>RM 200,000.00</b>
Monthly Repayment (20 Years loan tenure @ BLR + 0.2%)	<b>RM 2,980.00</b>	<b>RM 1,580.00</b>
<b><u>Projected Rental Income</u></b>		
Ground Floor (1446sf. x RM3.30 psf. = RM4,772) Say, First Floor (1,710sf. x RM1.50 psf. = RM2,565) Say,	<b>RM 4,800.00</b>	<b>RM 2,500.00</b>
Less : Service Charge & Sinking Fund	<b>- RM 159.00</b>	<b>- RM 113.00</b>
Net Projected Income	<b>RM 4,641.00</b>	<b>RM 2,387.00</b>
Net Rental Return	<b><u>RM 4,641.00 x 12</u> RM 472,300.00</b>	<b><u>RM 2,387.00 x 12</u> RM 248,200.00</b>
	<b>= 12% p.a.</b>	<b>= 12% p.a.</b>



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