

"Property Deal: 10 x Luxury 5 Star Studio Apartments in the Heart of KL

SURE HOLDINGS are presenting to you a NEW development opportunity in the Heart Kuala Lumpur City Centre the Capital of Malaysia.

- 10 LUXURY 5 STAR QUALITY SERVICED APARTMENTS
- 10% DISCOUNT ON LIST PRICE
- RESERVATION FEE OF RM 3,000 (\$880 USD)
- 10% EXCHANGE DEPOSIT ON SIGNING THE S&P AGREEMENT
- EXCHANGE OF CONTRACT 14 DAYS FROM RESERVATION (S & P AGREEMENT)
- COMPLETION BEGINNING OF 2006.
- ASSIGNABLE CONTRACTS
- COMPLETE WITH INTERIOR DESIGN (Fitted kitchen, bathrooms, flooring, tilling.etc)
- COMPLETE WITH SOFT FURNISHINGS PACKAGE
- BANKS WILL PROVIDE 60 - 75% LTV (Loan to Value) FOR FOREIGN BUYERS.
DUE TO 10% DISCOUNT FOREIGN BUYERS ONLY HAVE TO PAY 15 - 30%
STAGE PAYMENT DEPOSIT.

THE INVESTMENT OPPORTUNITY



Mayland Park View is located right in the heart of Kuala Lumpur City Centre making this an ideal location for those who wish to be based in the thriving and lively atmosphere of this magical and wonderful City. The development is situated right next to the awe inspiring view of KL Twin Towers and KL Tower

You have an opportunity to purchase in a development that is a highly sought after location amongst young couples and working professionals who wish to live in the thriving and exciting centre of KL. Park View will be a fantastic investment to make that will offer you exceptional rental returns with good growth over the next few years.

PRICES ARE ALL IN RINGGIT MALAYSIA UNLESS STATED OTHERWISE

Development Profile

(Priced at RM775 per sq ft Ringgit Malaysia)

LEVEL & UNIT	VIEW	BEDS	SQ.FT	PRICE	% DISCOUNT	NET PRICE	DISCOUNT	SURE FEE	PROFIT
31 -13a	KL TOWER	1	450	380,118	10%	342,106	38,012	5,701.77	32,310
30 - 13	KL TOWER	1	490	381,224	10%	343,102	38,122	5,718.36	32,404
32 - 11	KL TOWER	1	500	412,524	10%	371,272	41,252	6,187.86	35,065
33 - 12	KL TOWER	1	500	424,247	10%	381,822	42,425	6,363.71	36,061
33 - 02	KLCC	1	515	491,119	10%	442,007	49,112	7,366.79	41,745
23A - 05	KLCC	1	530	410,823	10%	369,741	41,082	6,162.35	34,920
32 - 06	KLCC	1	565	518,769	10%	466,892	51,877	7,781.54	44,095
31 - 08	KL TOWER	1	625	528,059	10%	475,253	52,806	7,920.89	44,885
32 - 08	KL TOWER	1	625	543,433	10%	489,090	54,343	8,151.50	46,192
19 - 01	KLCC	1	660	495,875	10%	446,288	49,588	7,438.13	42,149

FOR CURRENT EXCHCHANGE RATES VISIT WWW.OANDA.COM

Property Returns (Simplified)

Using unit 23A - 05 as an example

	RM	USD %
Property Price	410,823	108,151
Rental Yield	7.2%	7.2%
Discount of 10%	41,082	10,815
With a 75% mortgage finance	308,117	81,113
Monthly Mortgage Payment	1,091	287
Annual Mortgage Payment	(A) 13,092	3,445
Monthly Service Charges	143	38
Annual Service Charges	(B) 1,716	452
Monthly Rental	2,500	658
Annual Rental	(C) 30,000	7,897
Total annual Income Generated		
C- (B+A)	15,192	4,000

FOR A MORE THOROUGH AND DETAILED BREAKDOWN OF PRICING AND DETAILED RETURN CALCULATIONS PLEASE SEE BELOW