



## The Essentials of Property Investment Program

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## Who would benefit from this introductory investing in property course?

Those who are likely to gain the most from this Introduction include:

- Anyone purchasing a new home, especially first time home buyers
- Property investors, especially first time investors
- Industry professionals: a great and convenient way to up-skill and develop your existing knowledge

## Why attend this program?

To help you to be well prepared as possible and this is achieved by:

Students receive a comprehensive set of course notes, covering all information relevant to providing you with a solid understanding of property investment.

- Students have access to the very best market research at a fraction of the cost that property professionals pay
- Students will gain access to lecturers' any insights relating to the material taught – this access to updated information is ongoing
- The advice provided is independent and professional, as we are not affiliated to any developer or housing agencies.
- Develop a personal strategy to harness property as an asset class to create wealth.

## Course Structure

### Introduction (Day 1)

#### 1. Why Invest in Property?

- a. Market Overview
- b. Wealth creation opportunities

### Fundamentals (Day 2)

#### 2. Program Investment

- Understanding the markets
- Valuation
- Long term trends
- Supply & Demand of property types in Singapore and the region

### Knowledge Applications (Day 3)

#### 3. The Buying Process

- Search & Negotiate for right investment properties
- Private treaty
- Buying at auctions
- Property Launches
- Buy and hold or flip

#### 4. Legal Basics

- Contract Law
- Contract
- Leasing Contract
- Financing Strategies
- Types of Funding
- Loan application
- Fixed & variable rate financing options
- Using your CPF effectively

#### 5. Tax Strategies

- Ownership
- Taxation Strategies
- Maximizing deductions

#### 6. Rental for Income

- Computing Yield
- Legal Watchlist

#### 7. The Selling Process

- Initial preparation & price maximisation strategies
- Negotiation with agents /buyers
- Research technologies
- Good xxx developing your strategies

## Training Hours

19 hours

## To Apply

For registration or more information, please contact us at 6323 0523, email us at [enquiry@erc.com.sg](mailto:enquiry@erc.com.sg) or visit [www.erci.edu.sg](http://www.erci.edu.sg)  
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