



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?

- i. Market Overview
- ii. Wealth creation opportunities

Fundamentals (Day 2)

2. Program Investment

- i. Understanding the markets
- ii. Valuation
- iii. Long term trends
- iv. Supply & Demand of property types in Singapore and the region

3. The Buying Process

- i. Search & Negotiate for right investment properties
- ii. Private treaty
- iii. Buying at auctions
- iv. Property Launches
- v. Buy and hold or flip

4. Legal Basics

- i. Contract Law
- ii. Contract
- iii. Leasing Contract
- iv. Financing Strategies
- v. Types of Funding
- vi. Loan Application
- vii. Fixed & Variable Rate Financing Options
- viii. Using your CPF effectively

5. Tax Strategies

- i. Ownership
- ii. Taxation Strategies
- iii. Maximizing deductions

6. Rental for Income

- i. Computing Yield
- ii. Legal Watchlist

7. The Selling Process

- i. Initial preparation & price maximisation strategies
- ii. Negotiation with agents /buyers
- iii. Research technologies

Site Visit & Investment Strategies (Day 3)

To Apply

For registration or more information, please contact us at **6571 9584**

Email us at enquiry@erc.com.sg or visit www.erc.com.sg

You can also visit us at 470 North Bridge Road, North Bridge Commercial Complex, #02-11, Singapore 188735

Entrepreneur's Resource Centre

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