SINGLES INFERNO · EPISODE 3 · FREE CHECKLIST

The 7-Checkpoint Checklist for your first profitable resale condo

The exact checks to run — on your own — before you commit.

With Zoe Lim · Associate Senior Consultant, PropertyLimBrothers

How to use this. The same checklist I run before a client commits to anything. Work through it in order — each checkpoint narrows the field, from the whole market down to one correctly-priced unit. The boxes you can't tick are exactly where to slow down.

1 Macro scan — set your benchmark

Find out what a fair price in the area really is.

- [ ] Pulled a basket of comparable projects near an MRT
- [ ] Sorted by price per square foot to find undervalued pockets
- [ ] Noted the going rental rates as a second benchmark

2 Zone deep-dive — is the area positioned to grow?

Decide whether the location helps or fights your future sale.

- [ ] Counted competing projects nearby (and newer ones closer to MRT)
- [ ] Checked the URA Master Plan for upcoming supply
- [ ] Gauged rental demand and current listing volume
- [ ] Noted schools within 1–2 km

3 Project & unit shortlist

Spend viewing time only on units you can realistically act on.

- [ ] Prioritised well-priced listings, close to the benchmark
- [ ] Checked each unit's facing before viewing
- [ ] Reviewed the project's profitable vs unprofitable history
- [ ] Flagged layout red flags

4 In-project pricing — price the exact unit

Pay a fair number — don't overpay or underbid and lose it.

- [ ] Compared the asking price to similar facing & floor
- [ ] Checked the indicative bank valuation
- [ ] Factored in the facing and floor premium

5 New-launch benchmark — the lease reset

Is the resale genuinely better value than the new launch nearby?

- [ ] Lease-reset resale vs new launch to a like-for-like basis
- [ ] Compared the price-per-square-foot gap
- [ ] Confirmed a 5–10% gap in the resale's favour (as a gauge)

6 Exit & absorption — will a buyer pay more?

Make sure the area can carry your future asking price.

- [ ] Recent transactions already at or above your future ask
- [ ] Surrounding projects trending upward, not flat
- [ ] Healthy ratio of profitable resales in the zone

7 Budget optimisation — your best option?

One last sweep so your capital goes to its strongest use.

- [ ] Swept the whole market at your budget for overlooked options
- [ ] Confirmed no better-positioned area or unit fits
- [ ] Comfortable this is the most optimised decision now

WHEN A BOX WON'T TICK

Run these on your real shortlist — with me.

Bring your shortlist (or just your budget) to a Property Strategy Session and we'll work through all seven checkpoints on your actual options. About 45 minutes, no pressure — you leave with a clear next move.

get.propertylimbrothers.com/singles-inferno-3-watch-2302#consult

SCAN TO BOOK



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