



CHESTER INVESTOR CLUB (CIC)

The best time to plant a tree was 20 years ago. The second best time is today. Same for your financial freedom.



**Your success
is
our success.**

CHESTER PROPERTIES SDN BHD

ABOUT US

- Group of CEO/Founder – Howard Chew,
Group of COO/Co-Founder – Sean Yong
- 8 years (from 2006) establishment of specialist, knowledge and experience in real estate industry.
- Diverse into project development, project marketing & secondary property marketing.
- Expansion to Oversea Property in lately 2010.
- Provide hassle-free, resale marketing, consultation & property management services.
- **Invention of CIC : consult investors gain of most profit in property industry.**





CHESTER PROPERTIES SDN BHD

CHESTER'S DIVISION



- Chester development
- Project development
- Corporate business
- **Investment**
 - **Chester Investor Club**
- Secondary market
- Oversea project
- Corporate social responsibility (C.S.R)
 - Chester foundation



CIC | benefits & features

How does hands-free, no-cash real estate investment look like?

✓ **No Cash**

Sign-up by using your personal good credit

✓ **No Process**

Free from involve yourself into complicated processing steps

✓ **No Hassle**

You never have to deal with tenant issues, yet gain the benefits

✓ **Best buying prices**

Purchase property at steep discounts is exclusive for you

✓ **High return**

Enjoy your 100% of the final resale net profits and the monthly rental net profits

✓ **Huge opportunities**

Quick resale by Chester Properties

CIC | benefits & features

- ✓ **Group purchase and get more rebate / benefits from developer**
- ✓ **More bargain power with developer**
- ✓ **More confidence to purchase property while others investors also commit to the particular project**
- ✓ **Investors forum to share everything about property investment in Malaysia and oversea market**
- ✓ **Stage for investors to gather other investors information and analysis**



CIC | benefits & features

- ✓ **Property latest news**
- ✓ **Information and guideline about property**
- ✓ **Spectating throughout property market (local and oversea) in CIC property news**
- ✓ **Gather fund, negotiate for whole block or join venture with land owner for development**



CIC | bulk purchase

LATEST

BULK PURCHASE



- **SETIA ECO PARK**
- **PARK 51 RESIDENCY**
- **LAKESIDE MONTEREZ**
- **PACIFIC PLACE ARA DAMANSARA**
- **BANGSAR TRADE CENTRE**
- **JELUTONG HEIGHT SEMI-DETACHED**
- **SURIA JELUTONG @ BUKIT JELUTONG**
- **CLOUDTREE CONDO@ CHERAS**
- **SURIA JAYA SOFO @ PADANG JAWA**

CIC | bulk purchase

LATEST

BULK PURCHASE



- **SENTUL PRIME CONDO**
- **STARZ VALLEY @ NILAI**
- **ALAM AVENUE 2 @ PADANG JAWA**
- **M3 @ MELATI**
- **PLAZA MITC @ MALACCA**
- **B3 COMMERZE SQUARE**
- **AVENUE CREST @ BATU TIGA LAMA**
- **MUTIARA VILLE @ CYBERJAYA**
- **AURORA SOVO @ BUKIT JALIL**

PROJECT	TYPE	TOTAL UNIT	TOTAL GDV	BENEFITS	INVESTMENT RETURN
PARK 51	Condo	30 units	RM 9 million	<ul style="list-style-type: none"> Enjoy 10%discount 30% capital appreciation within 6 months 	<ul style="list-style-type: none"> Invest RM 0(10% discount for bulk purchase. get 90% loan base on original selling price). RM300% return within 6 months ➤ <i>e.g.: RM198,888.00 invest RM 0, earn RM 60,000.00</i>
JELUTONG HEIGHTS	Semi-D	40 units	RM 24 million	<ul style="list-style-type: none"> Enjoy 10% discount 28% capital appreciation within 2 months ➤ <i>e.g.:RM1,638 million, within 2 months, current market price RM2.1 millions</i> 	<ul style="list-style-type: none"> Invest RM 0/RM 81,900 as commitment to developer, get 90% loan on original selling price.280% return within 2 month. ➤ <i>e.g.: RM 1,638,000.00 invest RM 0/RM81,900 to developer(reimburse back during first drawdown).</i> Earn RM462,000.00 within 2 months.
BANGSAR TRADE CENTRE	Hotel Soho	63 units	RM 31.5 million	<ul style="list-style-type: none"> Enjoy RM15,000 cash rebate RM100,000 free furniture 0% during 	<ul style="list-style-type: none"> Invest 10%, ➤ <i>e.g.: RM 500K</i> Invest RM 50,000.Two years later capital appreciated 40% earn RM

PROJECT	TYPE	TOTAL UNIT	TOTAL GDV	BENEFITS	INVESTMENT RETURN
PLAZA MITC (Malacca)	Service Suite	416 units	RM 208 million	<ul style="list-style-type: none"> Enjoy 15% rebate 8-13% ROI up to 10 years 	<ul style="list-style-type: none"> Invest with nice package and attractive pool return basis allows you no hassle/worries within 10 years time. Monthly pay up could reach 8% with lowest occupancy rate. 0% down payment.
Suria Jaya (Padang Jawa)	SOFO	450 units	RM 103 million	<ul style="list-style-type: none"> Enjoy high bumi discount Low selling price per square foot compare to surrounding enhance capital appreciation within short time frame. 	<ul style="list-style-type: none"> Low entry scheme & low selling price with capital appreciation yield at least 30% upon completion. Nearby with MSC status – I-City & remarkable area.
Cloud Tree	Condo	460 units	RM 230 million	<ul style="list-style-type: none"> High demands in Cheras area ensure this development able to capture rental market after completion. 	<ul style="list-style-type: none"> Future MRT & express development of Cheras area will achieve definite increment of the population. Capital appreciation &

PROJECT	TYPE	TOTAL UNIT	TOTAL GDV	BENEFITS	INVESTMENT RETURN
M3 Melati	Condo	412 units	RM 165 million	<ul style="list-style-type: none"> • Low selling price per square foot & walking distance to LRT. 	<ul style="list-style-type: none"> • High demands in Setapak capture high rental market especially student market. • 6-7% rental yield can be reached.
Alam Avenue 2 (Padang Jawa)	Shop-Office	80units	RM 200 million	<ul style="list-style-type: none"> • High rebate benefits investor to commit low down payment • Freehold easy to transact. 	<ul style="list-style-type: none"> • Mature area with mostly light industrial. • 3 minutes to Klang & I-City • Estimate good rental market about 5.8% for reason of high catchment area.
B3 Commerze Square	Shop-Office	18 units	RM 40 million	<ul style="list-style-type: none"> • Low selling price as compare to nowadays commercial property. 	<ul style="list-style-type: none"> • Concurrent commercial area is fully occupied, low density with high demand. Easy access to highway. • Estimate quick response from business tenant due to limitation of unit supply.

PROJECT	TYPE	TOTAL UNIT	TOTAL GDV	BENEFITS	INVESTMENT RETURN
Suria Jaya	SOFO	449 units	RM 40 million	<ul style="list-style-type: none"> Bulk purchase rebate 15% & walking distance to KTM Station. 	<ul style="list-style-type: none"> Speculated Alam Avenue 2 will be most crowding commercial & bring up this area. 7.3% rental yield. Ken holding buy back their completed apartment at the same area due to high profit margin for rental.
Aurora SOHO	Condo	209 units	RM 20 million	<ul style="list-style-type: none"> Bukit Jalil next landmark Next to 2nd Pavillion. Upcoming MRT station will drop nearby. 	<ul style="list-style-type: none"> Mature area with mostly light industrial. 3 minutes to Klang & I-City Estimate good rental market about 5.8% for reason of high catchment area.
Mutiara Ville	Condo	372 units (Limited only Phase 1 &	RM 50 million	<ul style="list-style-type: none"> Nice rebate package Upcoming Phase 3 will increase price. 	<ul style="list-style-type: none"> High demands of student market. Booming area, many well-

PROJECT	TYPE	TOTAL UNIT	TOTAL GDV	BENEFITS	INVESTMENT RETURN
M101	Condo	109 units	RM 51 million	<ul style="list-style-type: none"> Located in the KL city. Walking distance to LRT,MRT & Monorail 	<ul style="list-style-type: none"> Most busy city in KL. Easy get rental demands.
Suria Residence	Condo	545 units	RM 55 million	<ul style="list-style-type: none"> 2 car parks given Freehold Upcoming Aeon next to this project 	<ul style="list-style-type: none"> One of the best landscape development Future booming area New / No pollution.
Plaza MITC	Service Apartment / Hotel Suite	240 units	RM 74 million	<ul style="list-style-type: none"> Located in famous tourism state 	<ul style="list-style-type: none"> Positive Cash Back up to 7.2% per annum Pool Sharing profit Guarantee Rental from developer. Free 7 nights per year.



☐ A.

☐ B.

☒ C.

C for **CHESTER**.

Make a wise choice
and choose **CHESTER**
for your investment.

*Thank
you*

