



HIGHPARK  
SUITES  
KELANA JAYA

High Time for Modernity

# PRIME LOCATION

KELANA JAYA  
MEDICAL CENTRE

PARADIGM  
MALL

GIANT  
HYPERMARKET

KELANA JAYA  
LRT STATION

  
HIGHPARK  
SUITES

THE  
STARLING MALL SHOPPING MALL

ATRIA

TAMAN BAHAGIA  
LRT STATION

SS2

KELANA JAYA  
MUNICIPAL PARK

LEBUHRAYA DAMANSARA PUCHONG

# AFFORDABLE LUXURY

Freehold\*

Great access & connectivity  
@ Kelana Jaya

Studios, suites & duplexes with  
12 layout choices

Near 70% of land dedicated to  
greenscape

Green Building Index Certified Gold  
(Provisional) Rating



# EXTRAORDINARY TIMES

30+ facilities

3.38 acres of greenscape

1km jogging track

50m olympic length swimming pool

Large multipurpose court



# INNOVATIVE ARCHITECTURE

Panoramic views of Subang Jaya  
overlooking National Golf Club,  
Kelana Jaya Lake Park, PJ & KLCC

Orientation to direct in morning  
sunlight and deflect afternoon glare

Six-storey high open space making up  
Sky Court, Sky Deck & Sky Pavilion

Atrium spaces for improved natural  
ventilation and lighting

Central park in the sky



# LIFESTYLE

## ACTIVE

Generous, comprehensive & private common area

gardens, aqua gym, putting green, 1km jogging track & more



## SOPHISTICATED

Dedicated retail strip

cafes, shops, banks, clinics & more



# IDEAL FOR EVERYONE

## SMALLER & EASIER TO MANAGE UNITS

for senior citizens & empty nesters



## A MATURED & LIVELY TOWN

for newlyweds & small families



## SO MANY BUSINESSES & ENTERTAINMENT TO EXPLORE

for modern adults



## MULTIFUNCTIONAL & CONNECTED SPACES

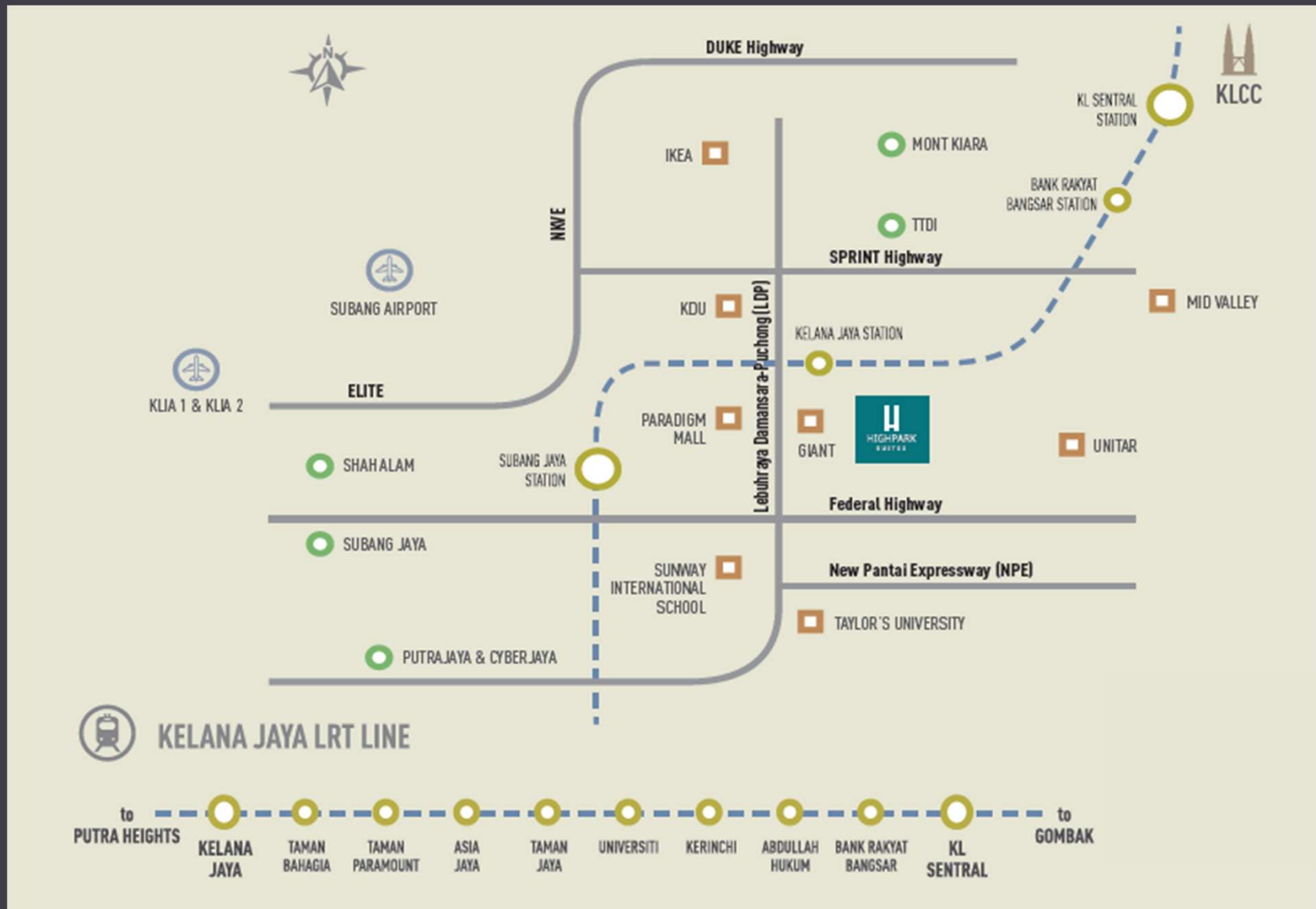
for entrepreneurs, creatives & freelancers

# LOCATION MAP



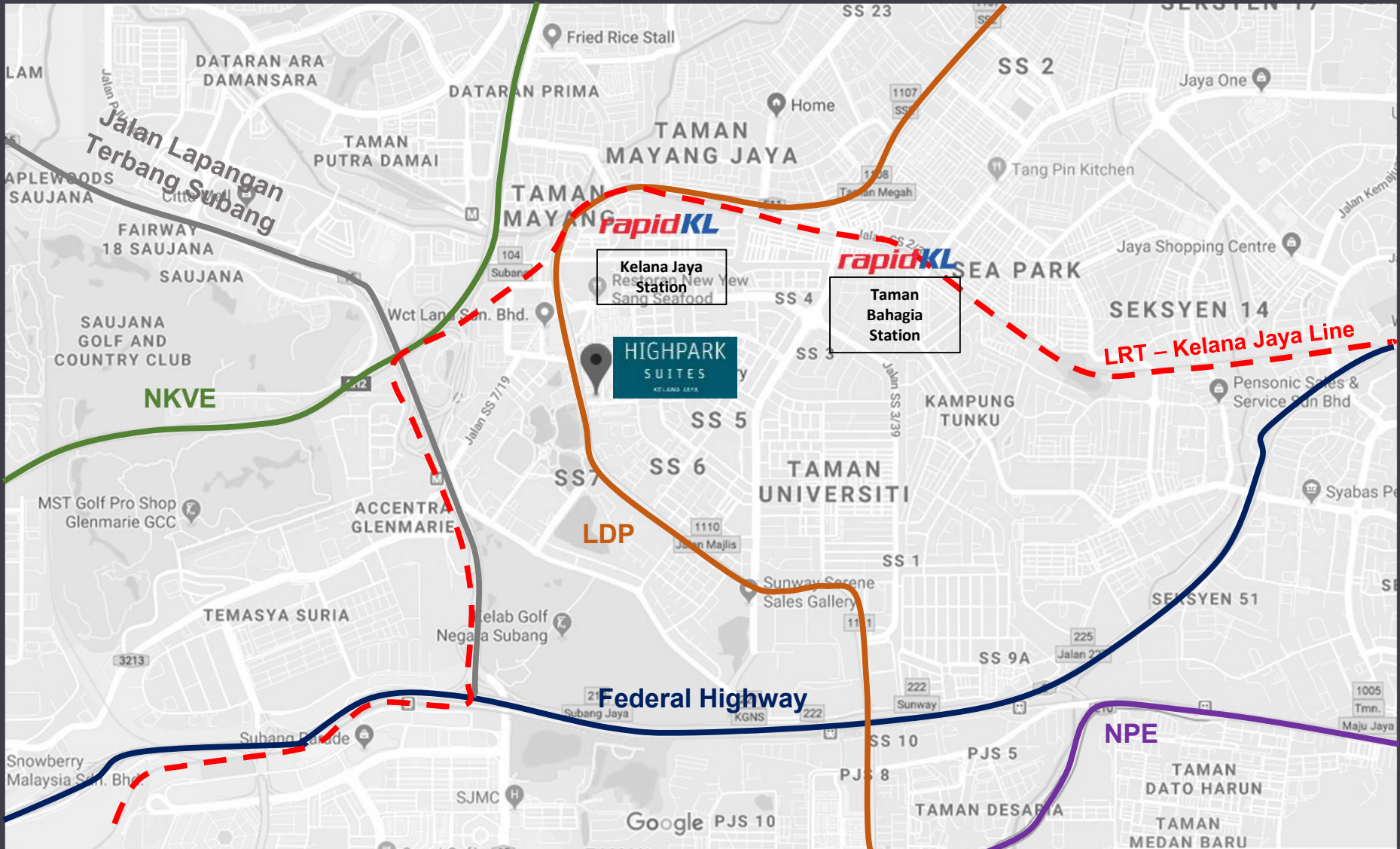
**Complimentary Shuttle Bus Services\***  
Applicable for HighPark Suites' Residents Only

\*Terms & conditions apply



# CONNECTIVITY

Connectivity to 5 major Highways Drives Rental Demand



# A COMPLETE LIFESTYLE HUB

Kelana Jaya is one of the better known hotspots in Petaling Jaya. The energy and vibrancy of the people, the conveniences and attractions make it truly a complete lifestyle hub.



## SHOPPING CENTRE & GROCERIES (Within 2 km)

- Paradigm Mall
- Giant Supermarket
- Hero Market



# A COMPLETE LIFESTYLE HUB



## FOOD & BEVERAGE (Within 2 km)

- Nippon Sushi
- Domino's Pizza
- Tealive
- Murni Discovery
- McDonald's
- The Teddy Restaurant
- Fatty Crab Restaurant
- Secret of Louisiana at the lake
- Jing-Si Books & Café
- Huskiss Pet Café
- Milligram Coffee & Eatery

## CONVENIENCES (Within 4 km)

- 7-Eleven
  - Family Mart
  - Banks
- Maybank, CIMB Bank, RHB Bank, Public Bank and AmBank
- POS Malaysia
  - Shell Petrol Station
  - Kelana Jaya Medical Centre
  - Pathlab Healthcare



# A COMPLETE LIFESTYLE HUB



## RECREATION & EDUCATION

(Within 3 km)

- Kelana Jaya Lake Park
- Unitar University College
- Lincoln University College
- Nobel International School

# PROJECT DETAILS



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## TYPE OF DEVELOPMENT

Commercial - SOHO

LAND SIZE  
4.86 acres

GREENSCAPES  
3.38 acres

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TOTAL UNITS  
1,024

TOWER  
33 Storeys

South Tower - 512  
North Tower – 512

PODIUM (PARKING)  
6 Storeys

PRICE FROM  
RM488,000

SHOPS  
3 Storeys

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TYPE	UNIT TYPE	SIZE	NO. OF UNITS
Type A	Studio	452 Sf	520 Units
Type B	Suites / Dual Key	603 Sf	408 Units
Type C	Duplex	743 Sf	72 Units
Type D	Duplex	840 Sf	24 Units

# PROJECT DETAILS

NORTH TOWER

SOUTH TOWER



# FLOOR PLANS

## KEY FEATURES



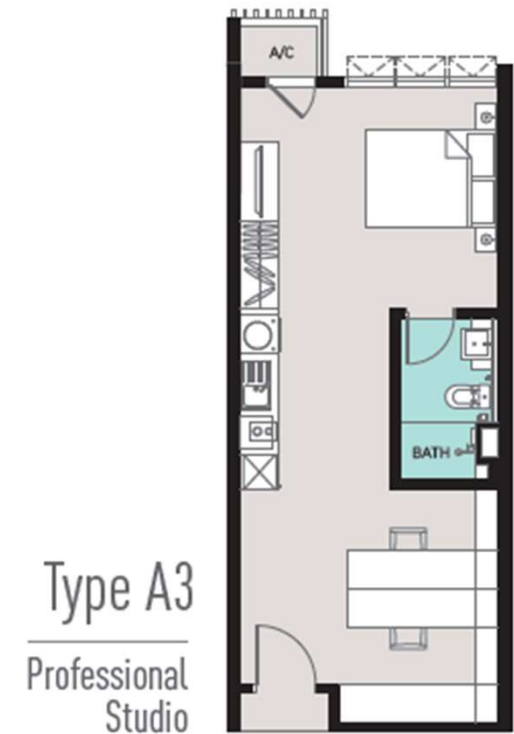
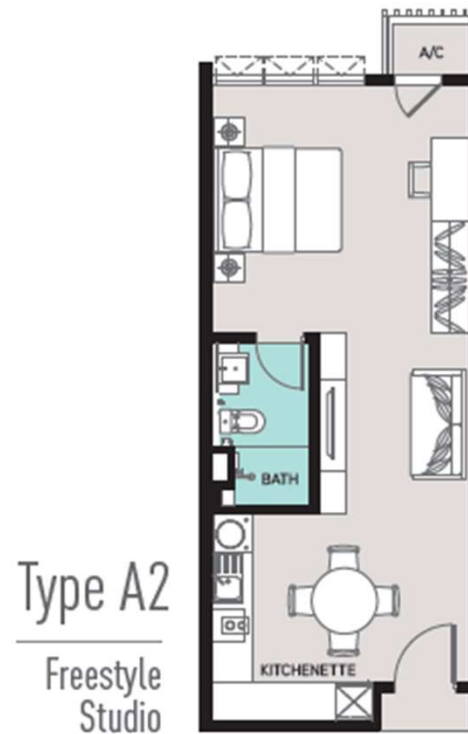
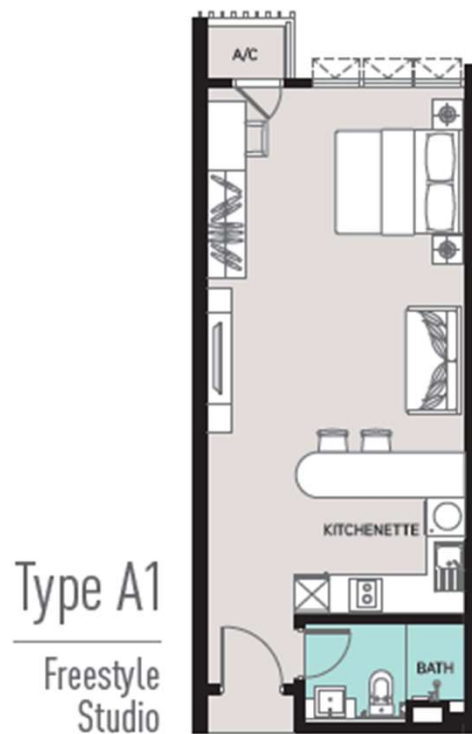
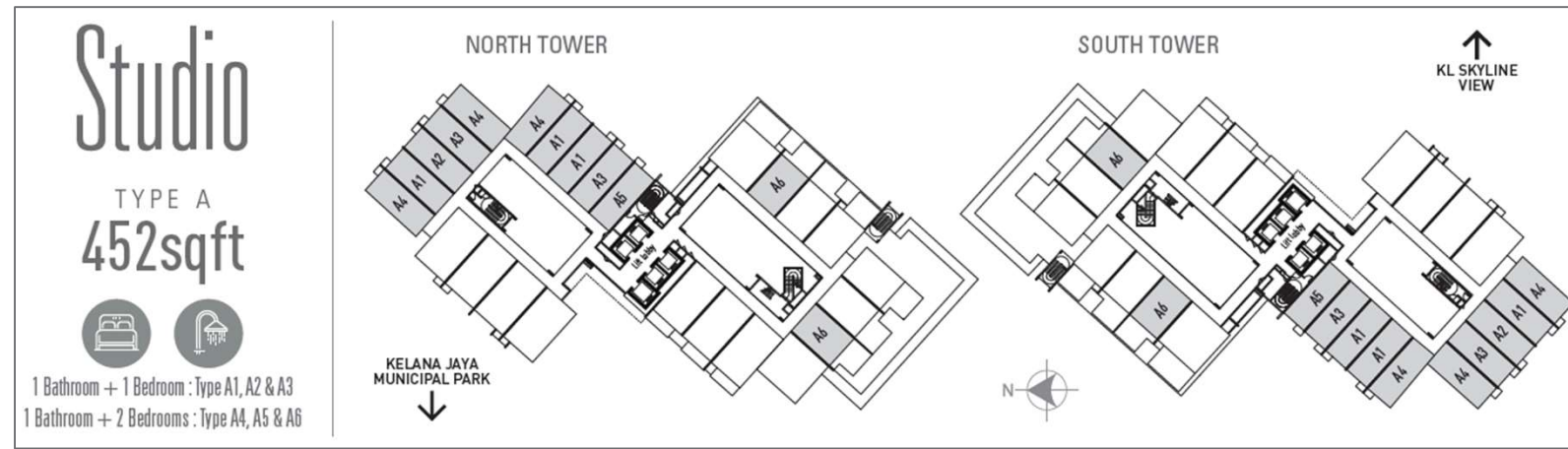
NORTH TOWER



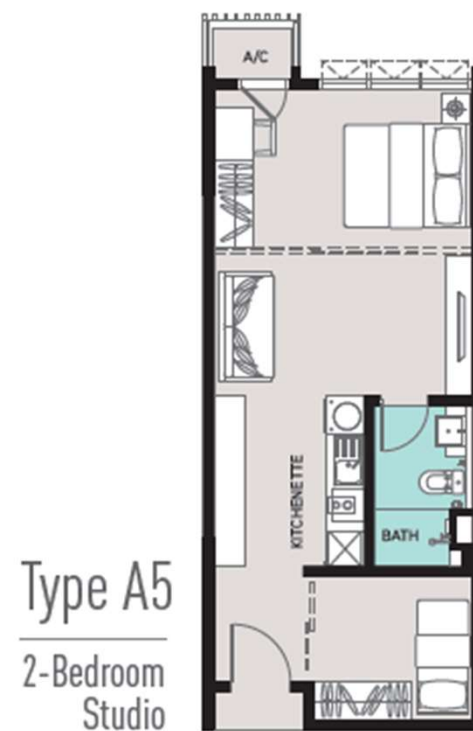
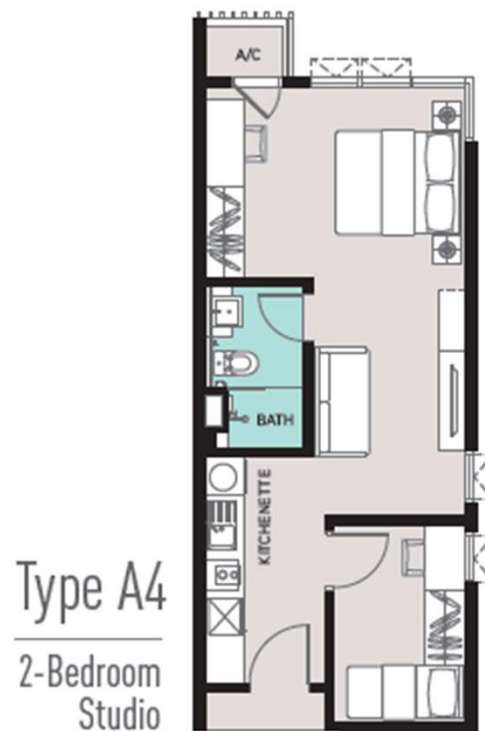
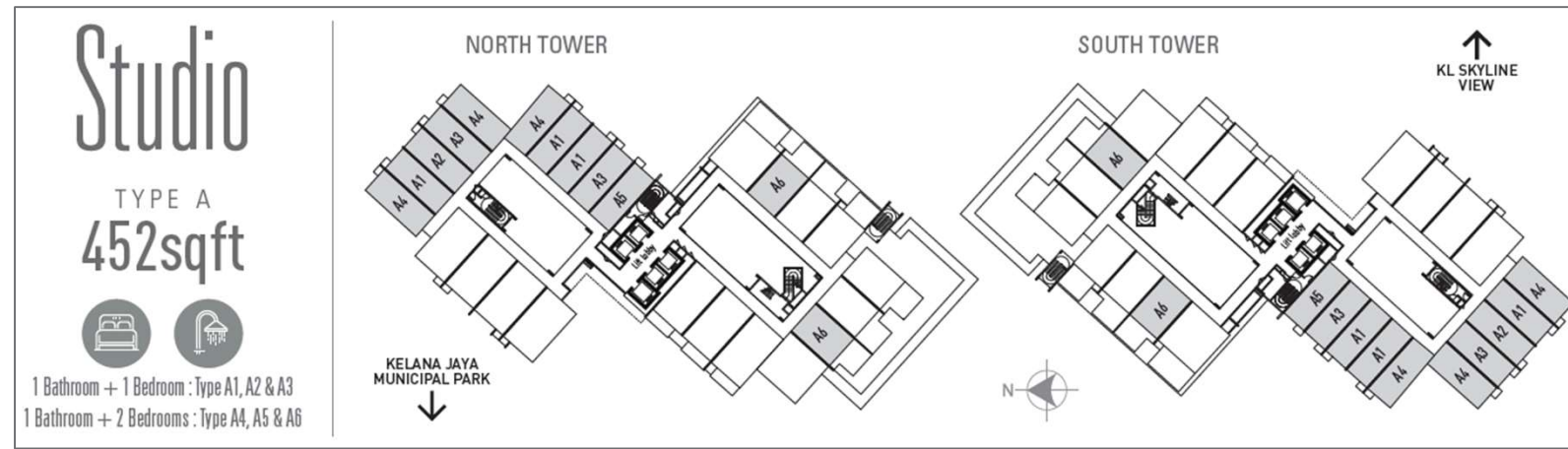
SOUTH TOWER



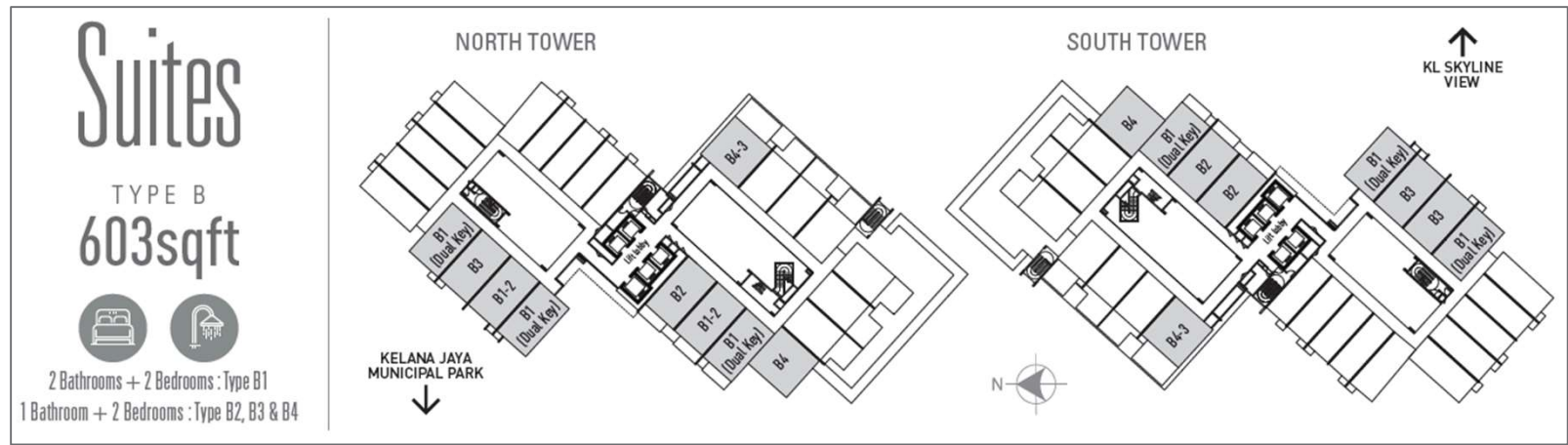
# LAYOUT PLAN



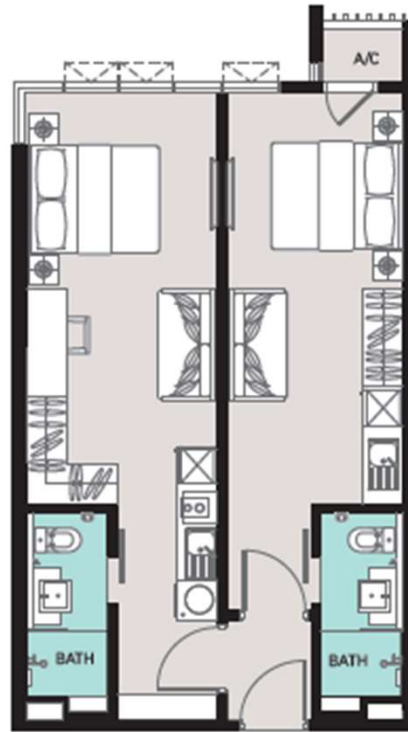
# LAYOUT PLAN



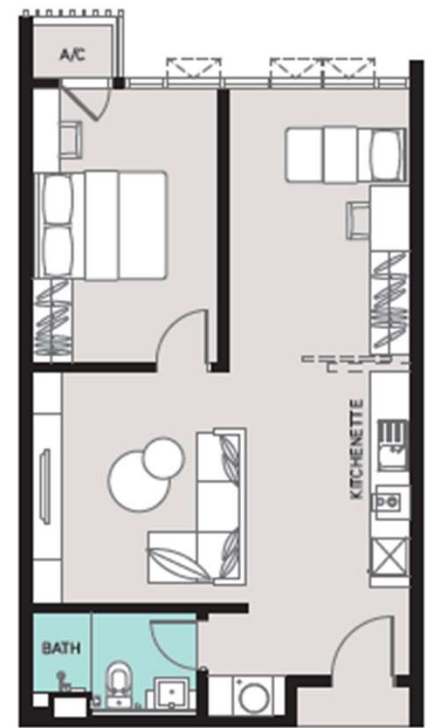
# LAYOUT PLAN



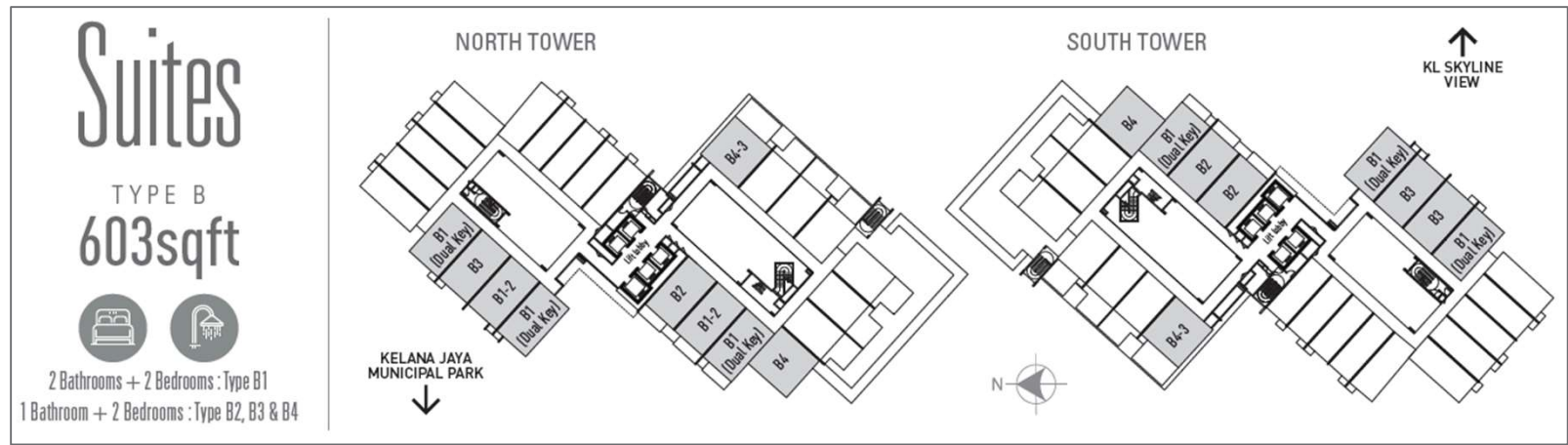
Type B1  
Dual Key  
Suite



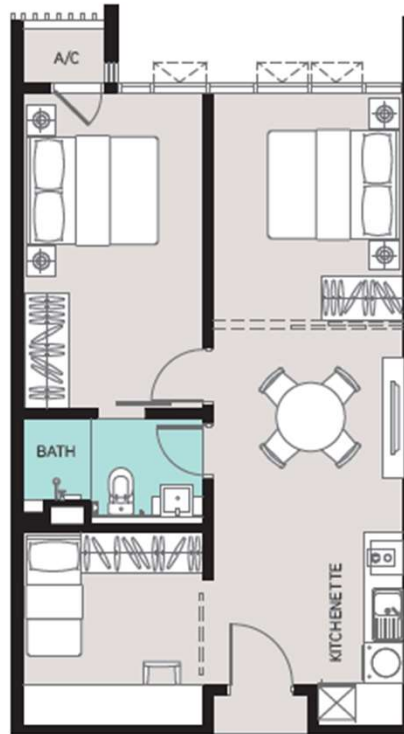
Type B2  
Flexi  
Suite



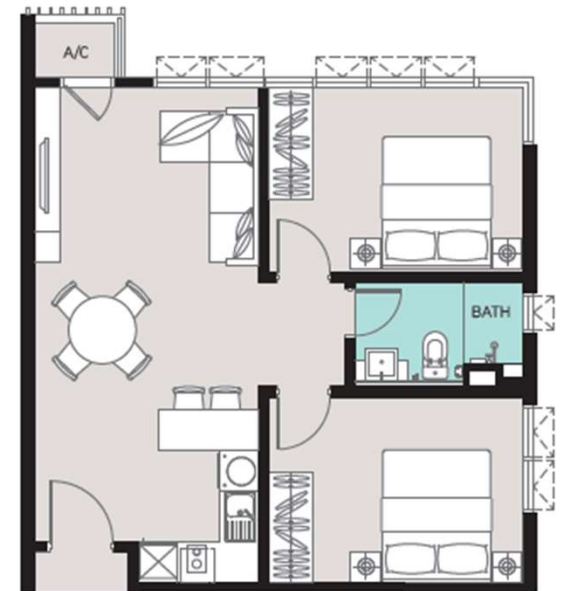
# LAYOUT PLAN



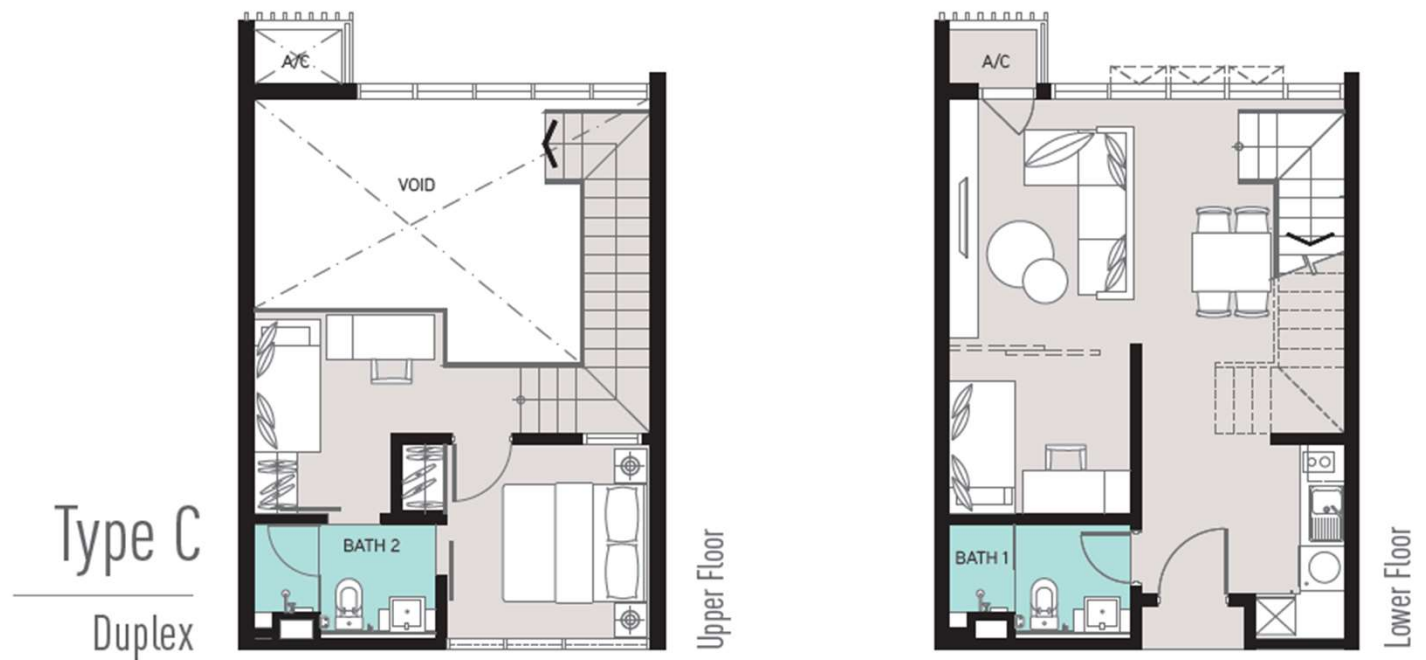
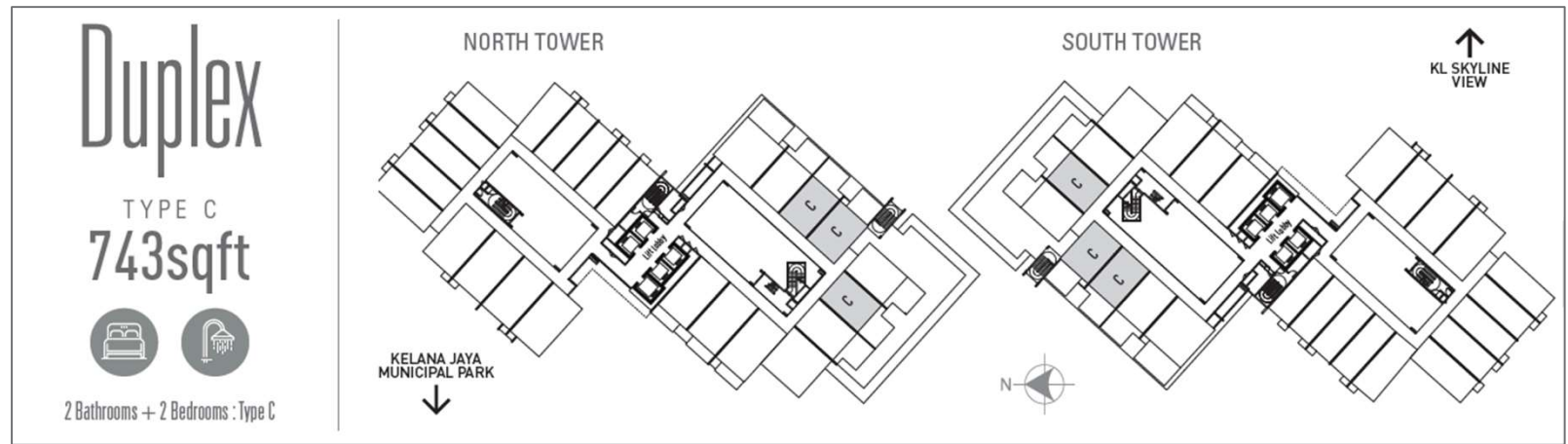
**Type B3**  
Triple Compact Suite



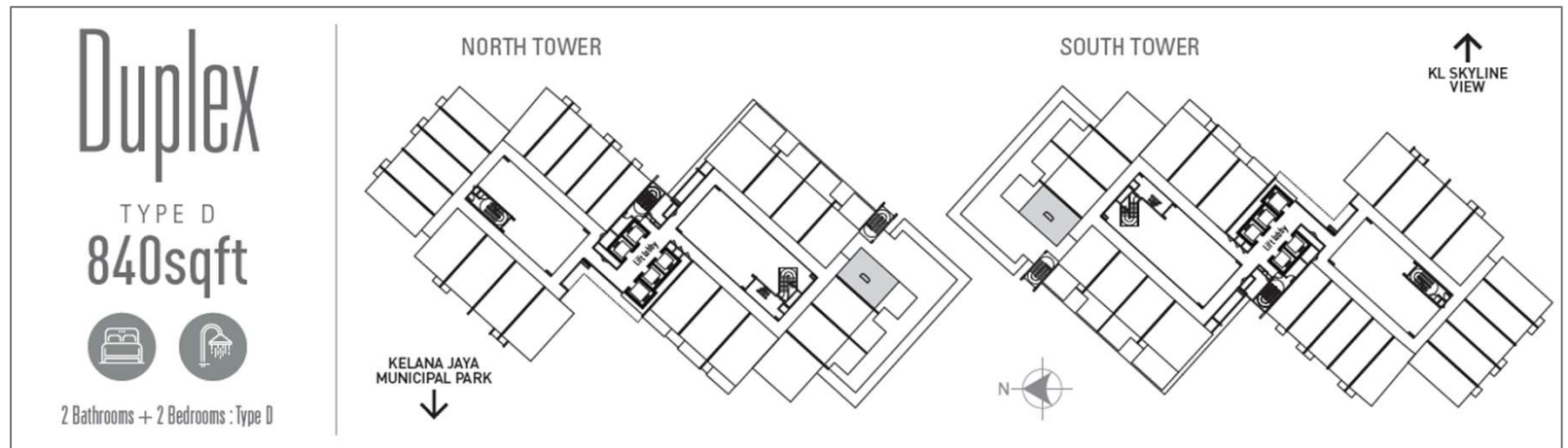
**Type B4**  
Luxuria Suite



# LAYOUT PLAN



# LAYOUT PLAN



Duplex

TYPE D

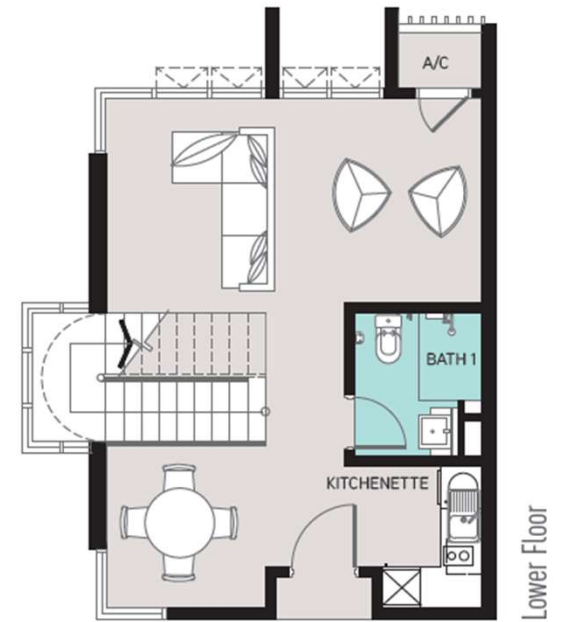
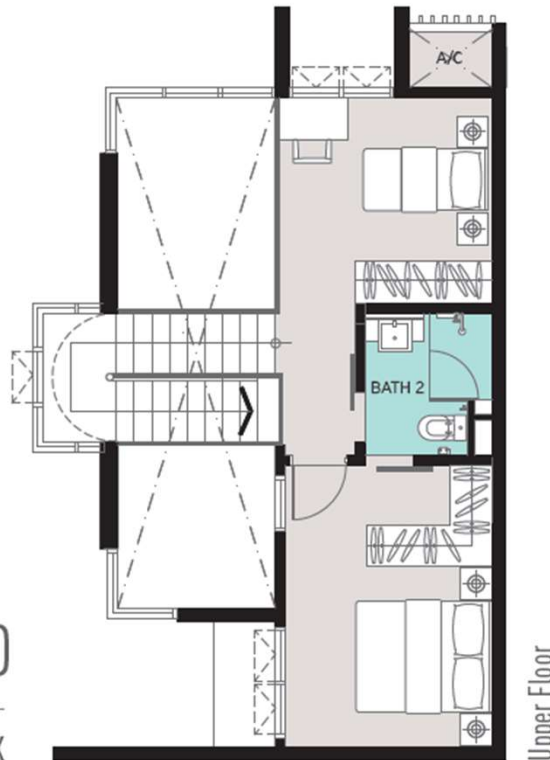
840sqft



2 Bathrooms + 2 Bedrooms : Type D

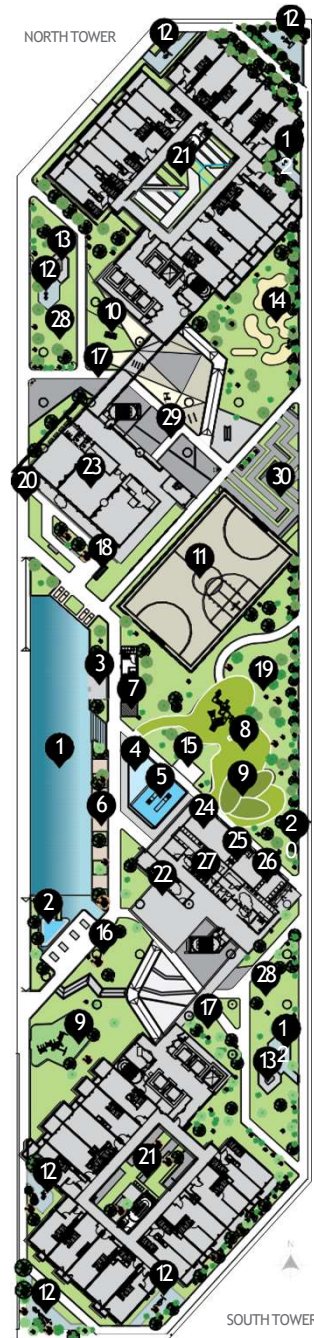
Type D

Duplex



# FACILITIES

## LAYOUT PLAN LEVEL 7



- |                                       |                                      |
|---------------------------------------|--------------------------------------|
| 1 Olympic length swimming pool        | 16 Herbs garden                      |
| 2 Jacuzzi                             | 17 Reading area                      |
| 3 Aqua gym                            | 18 Barbeque area                     |
| 4 Wading pool                         | 19 Lawn with mound                   |
| 5 Children water play                 | 20 1km jogging path                  |
| 6 Pool cabana                         | 21 Atrium garden                     |
| 7 Outdoor pool shower                 | 22 Cafe                              |
| 8 Children's playground & canopy park | 23 Multipurpose hall                 |
| 9 Garden web                          | 24 Party room                        |
| 10 Undulating deck                    | 25 Children room                     |
| 11 Multipurpose court                 | 26 Laundrette                        |
| 12 Outdoor gym                        | 27 Changing room with sauna facility |
| 13 Reflexology                        | 28 Hidden forest                     |
| 14 Putting green                      | 29 Fitness station                   |
| 15 Pavilion                           | 30 Maze garden                       |

# FACILITIES & LANDSCAPE

## SKY COURTS



# GREEN BUILDING INDEX CERTIFICATE

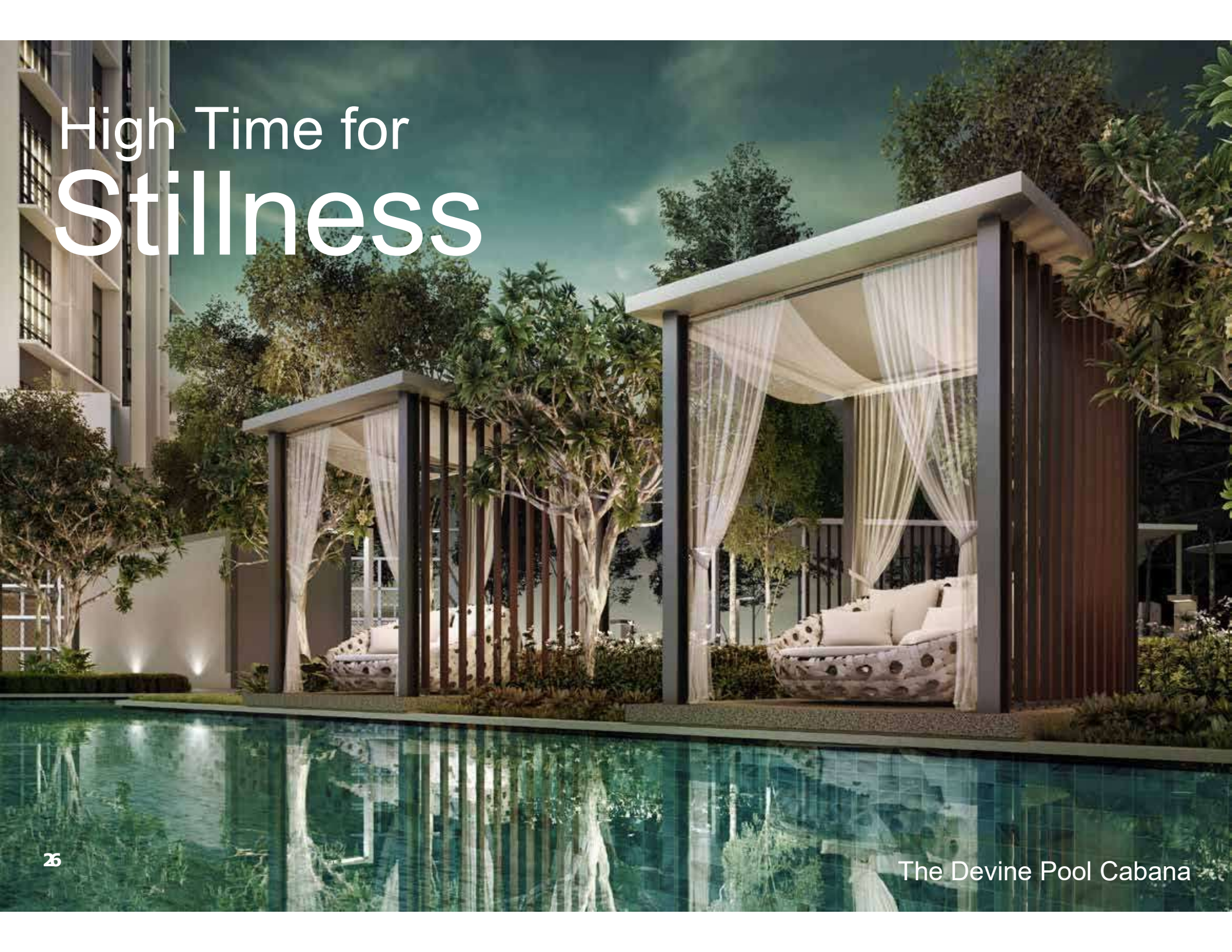
- Design that facilitates natural ventilation and daylight.
- Energy-efficient common area lighting and lifts.
- Carbon monoxide sensors at basement car parks.
- Rainwater and air-conditioning condensate harvesting system.
- Low-maintenance, multi-purpose greenery that helps to keep surroundings cooler.
- Regionally sourced, low-impact building materials and paints that reduce carbon emissions.
- Walkable and bicycle-friendly community.
- Development-wide provision of recycling bins.
- Drainage infrastructure to reduce stormwater runoff.
- High IBS (Industrialised Building System) score.



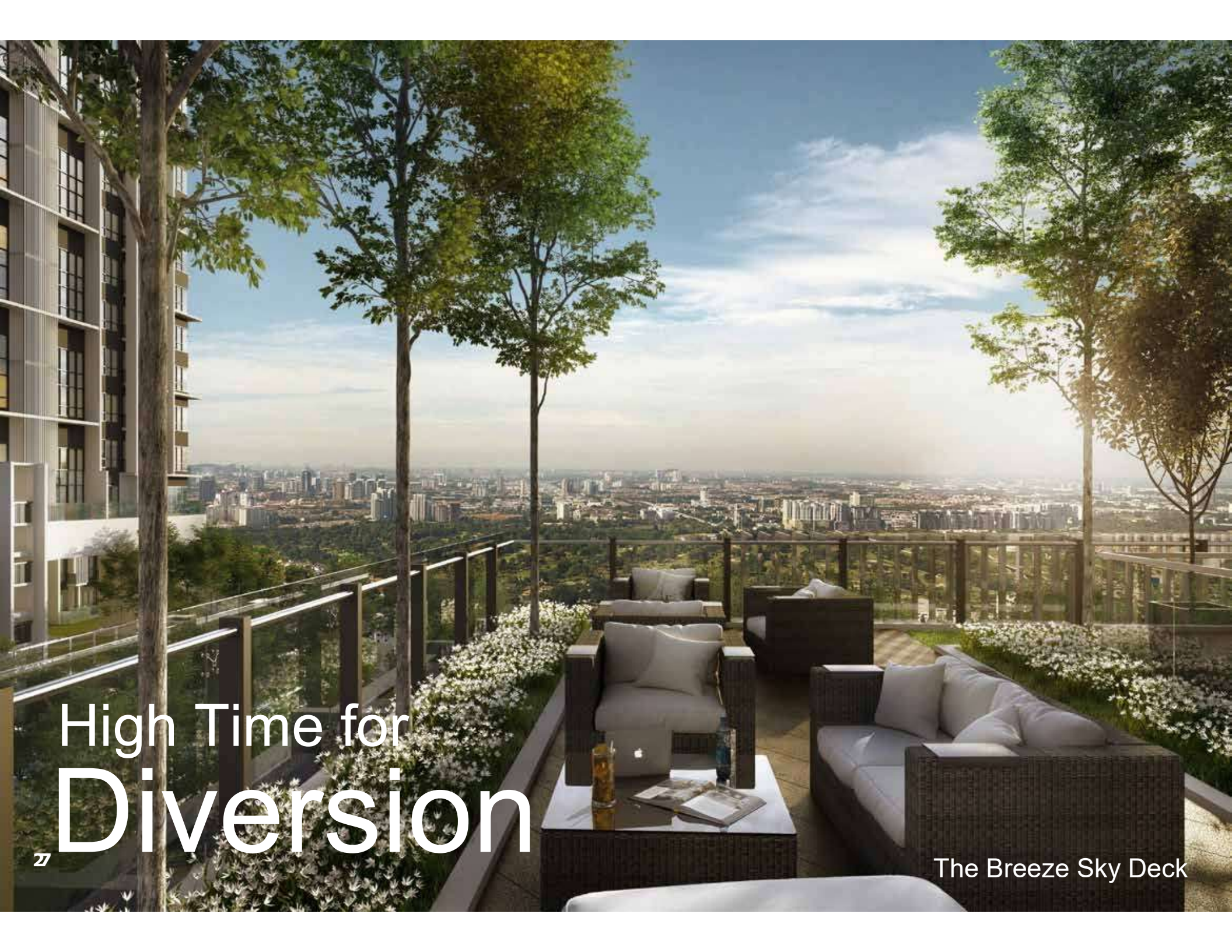


# High Time for Modernity

The Olympic-Length Lap Pool



# High Time for Stillness

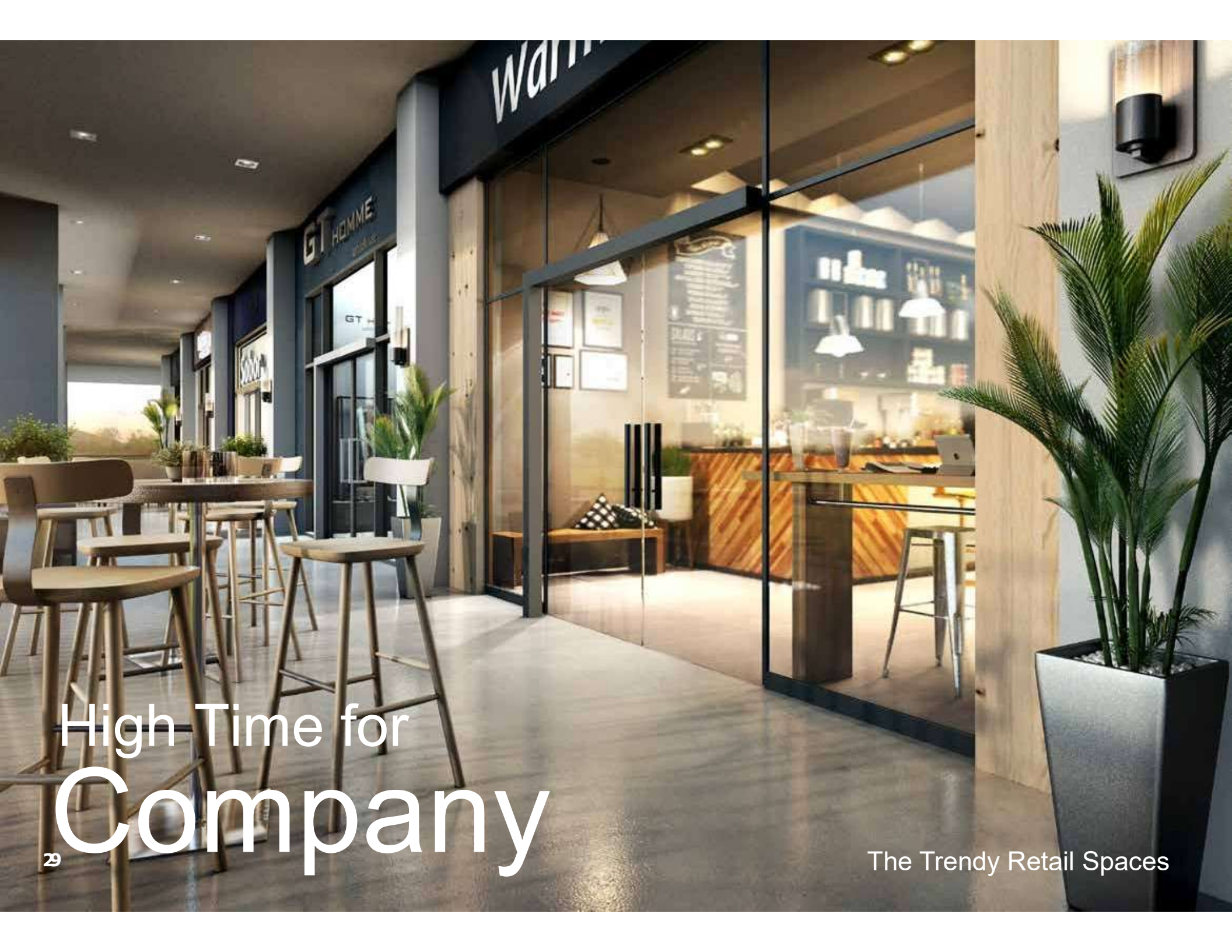


# High Time for Diversi<sup>on</sup>

27

The Breeze Sky Deck





# High Time for Company

29

The Trendy Retail Spaces



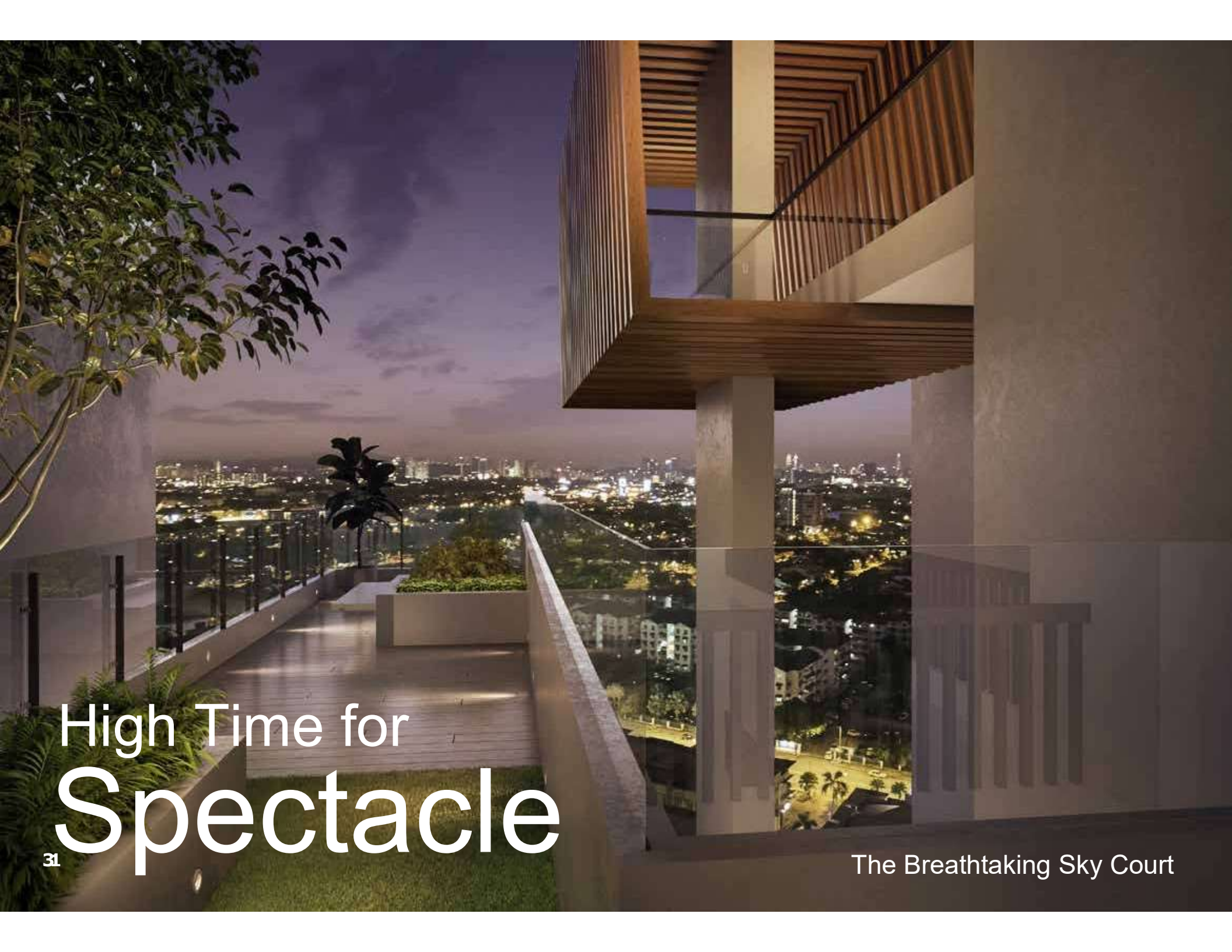
# RETAIL AT YOUR DOORSTEP

43 units of dedicated retail arcades to cater to residents' needs.

Gamuda Land owned to ensure appropriate tenant mix. Confirmed retailers (Indicative Rental Rate RM 3- 5 psf.):

- F&B
- Convenient Store
- E-business Operator





# High Time for Spectacle

31

The Breathtaking Sky Court

# High Time for Party



# High Time for Solitude

The Serene Canopy Park



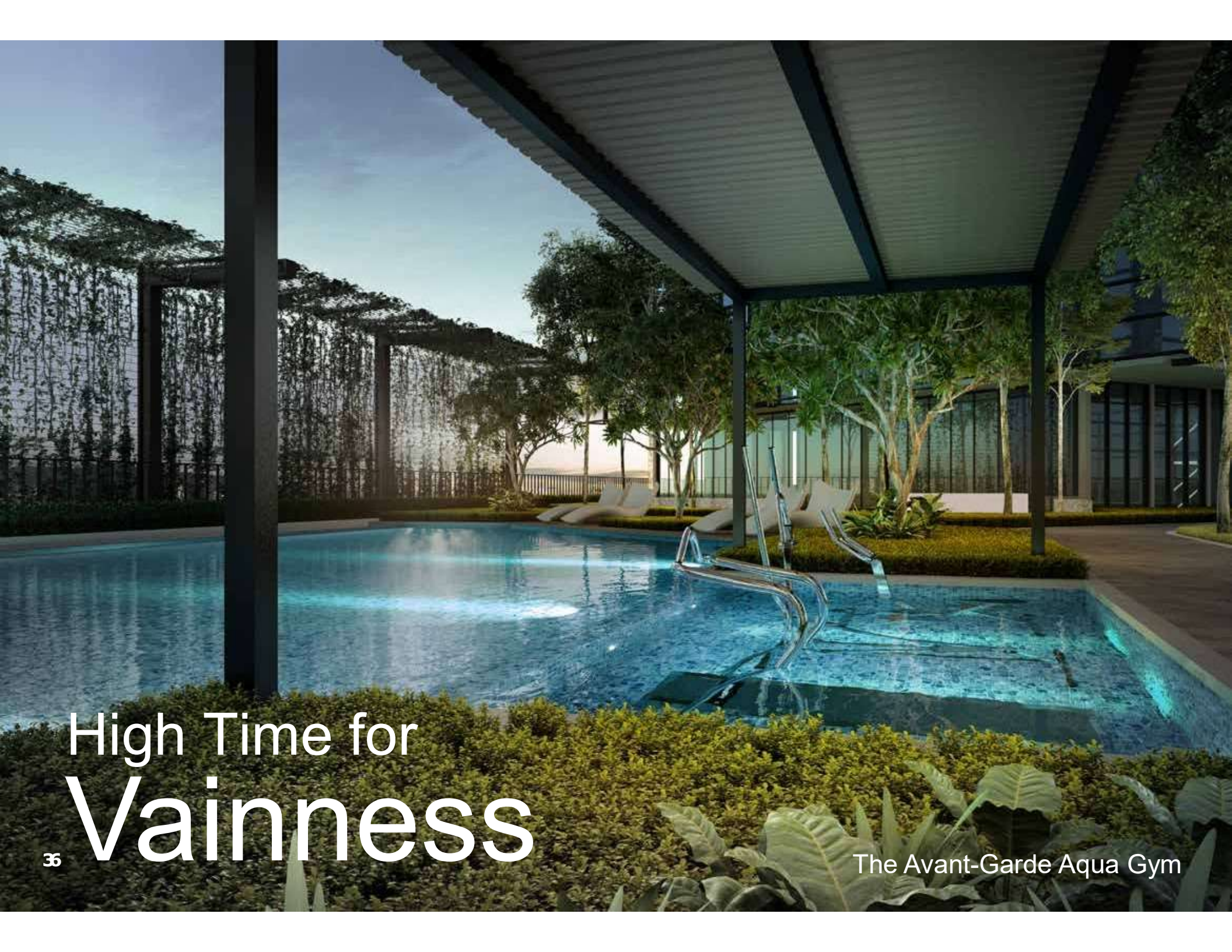
# High Time for Inspiration

34

Functional Layout

# High Time for Wellness

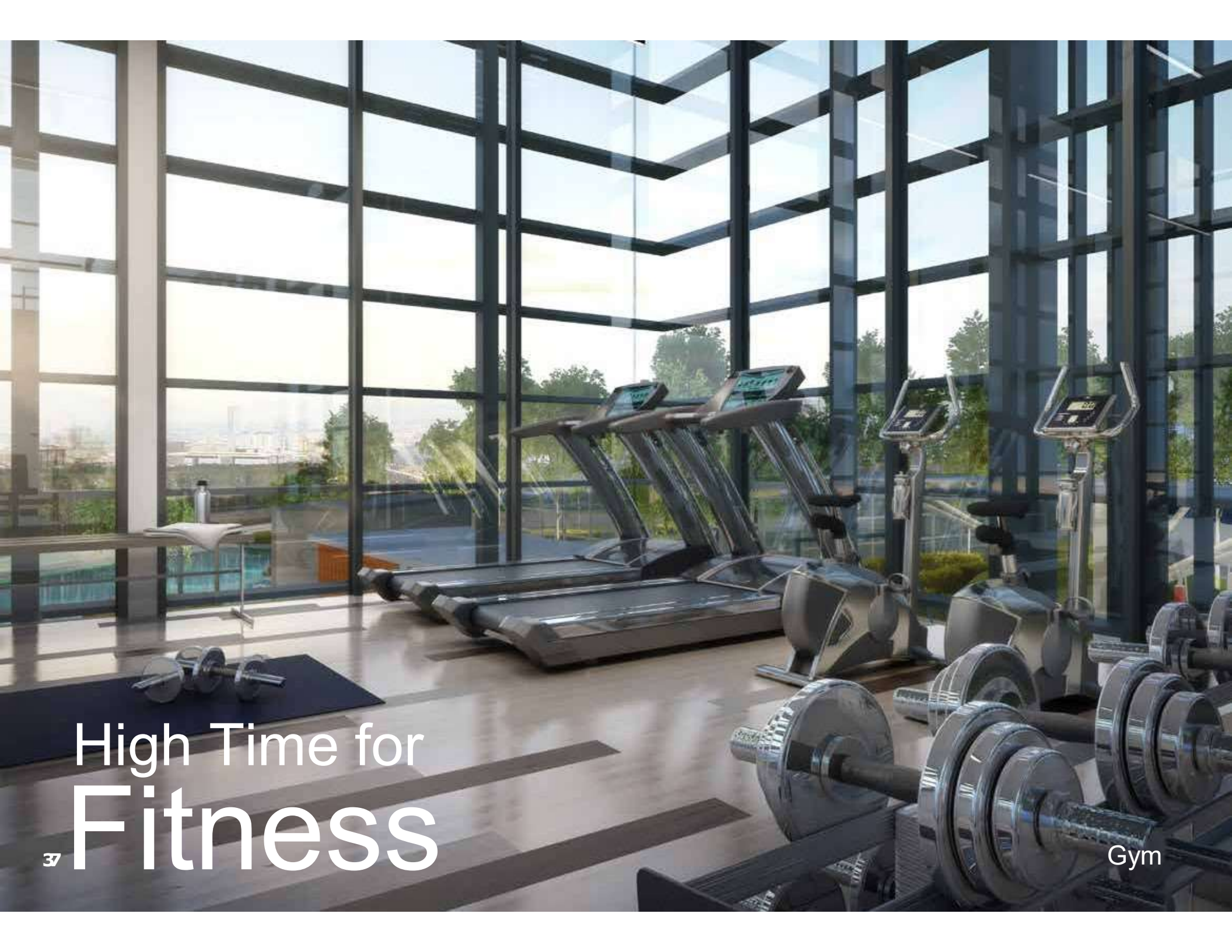
35 The Decadent Jacuzzi



# High Time for Vainness

36

The Avant-Garde Aqua Gym



# High Time for Fitness

37

Gym

# What is the potential of Short Stays at HighPark Suites?

\*Based on record from August – October 2023 record provided by Plush Services Sdn. Bhd.

Highpark#1A(S-8-1)...	Benja...	Parveen...	Yien chu huang depo paid. cin sent								
Highpark#1B(S-8-1)...	CHIEUN YI (2+0)...	Ivan Wei Ern So...	Joan Wong (1+0) cin sent...	Zing Weng Chan (1+0) ...	Meachell Skinner (2+0) PX10392014d5147c...	Charmell...	Ace Lee (2+0) P...				
Highpark#2A(S-9-1)...	Jeff Tung (2+0) cin sent	Nurhay...	Andrew ...	Parveen...	Yee Min...	Syed Nau...	Francis...	Asis Naj...	L...	S...	
Highpark#2B(S-9-1)...	Hana Q...	Lydia Tam (2+0) cin sent	Valerie Mikheeva (2+0) cin sent		Suhaimi...	Fatin Al...	Ingoldeep Kaur...	S...			
Highpark#3(S-9-6) S...	Yuyu Deng (1+0) c in...	Mohd U...	Zhenghan Yao L...	Salini P...	F...	Chua W...	Kevin jlt...	Hayati A...	Wei Yao...	Shareen...	Dave Thong (2+...
Highpark#4A(S-10)...	Viktor Colas (1+0) d...	M...	Najaa M...	Yong yu...	Wool Sz...	Nur Sya...	Nur Sya...	nur mar...	KAI YI C...	Let...	
Highpark#4B(S-10)...	Muse Chong (1+0) cin sent										
Highpark#5A(S-12)...	yunkyung hwang (2+0) DEPO TO COLL UPON ARRIVAL // cin sent					yunkyung hwang extend...		NG SIE...	Tharanga Ekan...		
Highpark#5B(S-12)...	Muhammad Ha...	Syaowa...		Omens Animation Studi...	Nor Atiq...	Celeste Lim (1+...	Azriel Ht...	Kavithe...	Y...		
Highpark#6A (S-7-1)...	소원 이 (2+0) c in sent	Jeff Tung (2+0) ...	Soeun K...	Farhana...	ISZMI ISHAK (2+0) PX1...	Zhiyan T...	Farhanah Abu Samah (1+0) cin sent	Jey Leon...			
Highpark#6B (S-7-1)...	野任 (2+0) c in sent	Suhaimi...	Lee Ming Shea...	Farah F (1+0) c/in sent	Nurul Farheen Abdul Halim (2+0) c/in sent						
Highpark#7(S-20-09)...	bio...	AC PROBL...	Ma Huina Ma (1+0) cin sent	Owner se...		CHH H HENG WU (2+0) ...	陈淑芬 陈淑芬 (1+0) cin sent				
Highpark#8(S-10-0)...	Lynn Elin...	Siang Sq...	grit...	Yee Sheue May...	Parveen...	T...	Derrick...	Saibish binti Sai...			
Highpark#9A(S-11-05)...	Jeff Lee (1+0) cin sent	Hazmi K...	加那 露 L...	Ma Huina Ma (1+0) c in sent	Julian Le...	Zing We...	Eng Kee Tan (2...	Zane Ha...			
Highpark#9B(S-11-05)...	Christopher Haeussler (2+0) c in sent	S...		S...	Naomi Chan (2+0) c/in sent	L...					
Highpark#10(S-16-17)S...	Apolonio Pa...	Nyaya Deng (1+0) c/in sent	Ashar Wong (2+...	Joe Yea...	Ang Eui...	Y...	Ong Jane (2+0) cin sent	Y...			
Highpark#11A (N-2)...	L...	李坤 刘 (1+0) c in sent	Elvio Tio...	Soeun Koun, rental 655 include...	Mohd A...	Leon 廖P (2+0)...	Enina A...	Izanie S...			
Highpark#11B (N-2)...	Korri Chong's Bomb...	Milja Falt (1+0) c/in sent	Jeha Hal...	Milja Falt (1+0) c in sent	Merly Navita Sari (2+0)...	Lee Wei Siang L...	Huddha Khalil Kapdi (1+0) c/in sent				
Highpark#12(S-12-1)...	EDDIE TAI PX10392010924d7faab2 (rental) PX1039201btd...										
	Eddie Tai Extend rental RM4464.54 PX10392015412270ebb										

August 2023

Highpark#1A(S-8-1)...	Jun Yin ...	Valerie ...	俊杰 希 L...	T...	Ramrin...	Muhammad Azat Bin Abdul R...	Greco Koh (1+...	F...	Jurate Si...
Highpark#1B(S-8-1)...	Farhanah Abu ...	Nur Um...	Liang Jie Wong L...	Cao Yueshan (2+0) c/in sent	Noraisy...	Akmal A...	Mohd K...	Jessy Ta ...	Tan Hoo...
Highpark#2A(S-9-1)...	李 洁 (2+0) c/in sent	Okmuha...	Taylor Ho (2+0) CHECKIN SENT	Zane Ha...	pau kue...	Y...	Vi Fah E...	Olive Ong (2+0) c in sent	S...
Highpark#2B(S-9-1)...	Chuang Jia Ying (2+0) d...	Ipul Izz...	Lim Wei Seng L...	Sharmila Ramani (2+0)...	Tan Vincent (1+0) c in sent	Muham...	Izwan M...	alvin wong (2+0)...	
Highpark#3(S-9-6) S...	Teo X...	L...	Chan SP Sammi...	Tan Zhenyu (2+0) cin sent	Joshua Foo (2+0) CHEC...	Hayati A...	Tengku ...	Muhammad Fakhnir R...	Wai Hoe...
Highpark#4A(S-10)...	Nor Asiah Jalpar (2+0) c/in sent, guest receive 2 set of access card								Yian Choo Teh L...
Highpark#4B(S-10)...	Ng Oi (2+0) c/in sent	Daven Lal (1+0) c in sent	S...	arif aki...	Kent Ch...	L...	Nur Suh...	Carson ...	Fatin Fa...
Highpark#5A(S-12)...	Jack Arnall (2+0)...	Nur Nasrien (2...	S...	Charlyn...	S...	Choun...	Y...	Teow Sz...	Buines...
Highpark#5B(S-12)...	Izzull irfai (1+0) depo tr...	Faiz Idris (2+0)...	Lim Yee ...	Krystal Leon (2+...	Francis Marie L...	Z...	Mohd N...	Amanda Mogill (1+0) c in sent	
Highpark#6A (S-7-1)...	Enina...	Yau Sean Choo (2+0) c/in sent...	val...	Prathish...	Syaza AL...	Sai Woon Seng (1+0) c in sent	Astra YIU (2+0) ...	Fai San Wong (1+0) cin sent	
Highpark#6B (S-7-1)...	Romelah rental rm 2020 paid depo c...	Yi Vern Low (1+0) cin sent							
Highpark#7(S-20-09)...	Suphia Hou L...	S...	Adam Ang (2+0) c in sent	LILY TE...	曹华 郭 (1+0) cin sent	Nesike J...	Zane Hau (1+0)...	Siti Haja...	Rasa Ke...
Highpark#8(S-10-0)...	Maurice Chellia...	Desmond Williams (2+...	Norulizz...	Dzakhirin...	Desmond Williams (2+0) TO ENSURE	Yanshan Long (3+0) PX...	Ahif Almamoon (3+0) PX...		
Highpark#9A(S-11-05)...	Leo ONG (2+0) depo paid cin sent			Eng Kee rental & depo transfer ...	rafini panjaling...	Tan Eng Kee cin sent rental rm 1220 depo carry forward from previous boo...			
Highpark#9B(S-11-05)...	Lin Jli...	mohd Z...	m...	Irene H...	Aris Alzat (2+0)...	Gary Li...	Mohd K...	Derek Xu (2+0) PX1039...	YUN LIA...
Highpark#10(S-16-17)S...	Sharmila Rama...	Erma E...	Emily K...	Cheong Francesca (2+...	Arjun Subramaniam (2+0) c/in sent				
Highpark#11A (N-2)...	Iced Sin (1+0) cin sent	F...	Abdul R...	Shahid ...	Venu Ramadass (1+0) cin sent				
Highpark#11B (N-2)...	Slew Loke (1+0)...	Corey Bryant (1+0) c/in...	Valerie Ebau (1+0) depo carry forward. c in sent	valerie ibau depo carry fwd cin sent					
Highpark#12(S-12-1)...	Lin Jli...	Chee Ch...	Felicia T...	Imal Hatzig (2+0) cin s...	Darrell Lee (1+0) cin se...	Syaza AL...	Izzah AL...	Harith Salleh (2+0) cin sent	

October 2023

0. Highpark#1A(S-8-1)...	Yien chu huang depo paid. c...	Nazim Hussain (1+0) cin sent									
0. Highpark#1B(S-8-1)...	Desvan...	Syafina ...	S...	Zane Ha...	Faiq Laz...	S...	Wei Kien Chin L...	Tan Yi ...	Zane Hau (1+0) ...	Kai Shuan Lee ...	Yoke BL...
0. Highpark#2A(S-9-1)...	舒萍 张 (1+0) cin sent	Arif Aim...	J...	Hayati A...	Irene Ko...	Katannaveku Si...	J...	Magge Kim (1+0) cin s...	F...	G...	
0. Highpark#2B(S-9-1)...	Anas Rashid (1+0) d...	Hayati A...	Stanley Hang (1+0) cin sent	L...	Lynne Liu...	S...	Siti Nuraien Jarnain (1+...	Sin Tze Chai (2+0) PX1...	Giselle ...	Eng Kee...	
0. Highpark#3(S-9-6) S...	Poon Hock Koay (2+0) c/in sent	E...	Tan Mei...	S...	Tristan Adriel (1+0) cin sent	Muhd A...	Shi Tzen...	Donghua Jin (2+0) cin s...	Hayati A...	Z...	L...
0. Highpark#4A(S-10)...	Kamal Ishak ...	Abikah Baharin (1+0) cin sent					Cik Inda...	Anis Sahira (1+0) cin se...	Awang Hazmi A...		
0. Highpark#4B(S-10)...	Muse Chong (1+0) cin sent						Farhanah Abu Samah L...	Yi Min Y...	Farah iz...		
0. Highpark#5A(S-12)...	Thara...	Tong Bel Ying L...	Trevor S...	Nodchanok Sribut (1+0) cin sent	Tang Ju...	Nina Ma...	Enina Ayu Ahm...	Omens Animation depo ...	g...		
0. Highpark#5B(S-12)...	Adam Er...	S...	Mieerra ...	Bryan W...	J...	Wei Ti Huang (1+0) PX1039201495f75zba44 c in sent	T...	Tee Jie Mi (2+0) c/in sent	Akmal Shafie (2...		
0. Highpark#6A (S-7-1)...	Stella Mar...	J...	Eo Ooi (2+0) cin...	Zura Burhan (2+0) cin sent			Skye Lai (2+0) c/in sent		Yong Jian Jakie...		
0. Highpark#6B (S-7-1)...	Nurul Farheen Abdul Halim (2+0) c/in sent						Romelah rental rm 2020 paid depo rm 300 paid c.in NOT SEND YET				
0. Highpark#7(S-20-09)...	Mira Sakura (1+0) cin sent	Jole Koo...	Hayati A...	Leu Kien Chen (2+0) de...					Suphia ...		
0. Highpark#8(S-10-0)...	Lily T...	Hee Ming Bey L...	Richard Jeyaraman (2+0) cin sent								
Highpark#9A(S-11-05)...	Noor Az...	Farhanah Abu Samah (1+0) cin sent	Zane Ha...			HASMIZA BINTI OTIMAN (2) depo paid cin sent highpark#18 30sept rental rm 13...					
Highpark#9B(S-11-05)...	Luqm...	Hee Ming Bey L...	Syafiq...	Muhammad Zuhari Azman (2+0) cin ...	Samantha M (2...		Pei Ying Ang (1...	Lin 用P...			
Highpark#10(S-16-17)S...	Cassandra Lee ...	Davidelle Bellemo (1+0) c...	Andrew Attenborough (1+0) cin sent	Mark Mah (1+0)...	Geri Am...	T...					
0. Highpark#11A (N-2)...	Ahdyiat...	Bey Hee Ming L...	El Darr...	yu...	S...	David...	Lohitha V (1+0) PX1039201a26308ecbce c/in ...		Iced Sin ...		
0. Highpark#11B (N-2)...	Nor Asiah Jalpar (2+0) c/in sent, guest having 2 set of key and access card. ensure upon c out return both set										
0. Highpark#12(S-12-1)...	Eddie Tai Extend rental RM4464.54 PX10392015412270ebb	Maggie Ang (1+1) cin sent	Liling Yap (2+0)...	Activate Windows	Lin Jli...						

September 2023

Key takeaways:

Bookings in HighPark Suites is averagely more than 85% in 3 months.

# ROI Calculation Type A – 452sqft

Based on 20% rebate



**Selling Price: RM610,000**

**Net Selling Price: RM488,000**

Rental rate of RM150/night assuming 85% occupancy per month:

$RM150/day \times 30 \text{ nights} \times 85\% = RM3,825$

Utilities: RM616

**Gross profit before deducting Management**

**Fee: RM3,209 (7.9%)**

25% Operator: RM802

75% Income: RM2,407

Maintenance fee: RM29

**Net profit: RM2,113 (5.2% ROI)**

# Proof of Profit and Loss for Type A

## Profit and Loss

Plush

For the month ended 31 October 2023

Property is Highpark#10

Account	Oct 2023	Sep 2023	Aug 2023	Jul 2023	Jun 2023	May 2023	Apr 2023	Mar 2023	Feb 2023	Jan 2023	Dec 2022
<b>Trading Income</b>											
Sales	3,748.72	4,002.13	4,356.86	3,914.87	6,250.79	4,740.05	4,367.99	3,614.83	4,374.85	4,030.59	4,025.85
<b>Total Trading Income</b>	<b>3,748.72</b>	<b>4,002.13</b>	<b>4,356.86</b>	<b>3,914.87</b>	<b>6,250.79</b>	<b>4,740.05</b>	<b>4,367.99</b>	<b>3,614.83</b>	<b>4,374.85</b>	<b>4,030.59</b>	<b>4,025.85</b>
<b>Cost of Sales</b>											
Credit Card Commission	0.00	0.00	0.00	0.00	0.00	312.48	0.00	0.00	0.00	0.00	0.00
Electricity	121.65	167.05	264.30	144.85	239.95	297.10	259.75	187.20	182.65	168.05	71.00
Internet	104.94	104.94	16.93	98.00	98.00	98.00	98.00	98.00	98.00	98.00	98.00
Miscellaneous	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00
Supply Linen & Pillow Case	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00
Transportation	100.00	180.00	200.00	220.00	120.00	40.00	220.00	120.00	180.00	180.00	20.00
Water	0.00	20.96	0.00	12.00	18.63	20.70	16.56	16.56	16.56	22.77	14.49
<b>Total Cost of Sales</b>	<b>706.59</b>	<b>852.95</b>	<b>861.23</b>	<b>854.85</b>	<b>856.58</b>	<b>1,148.28</b>	<b>974.31</b>	<b>801.76</b>	<b>857.21</b>	<b>848.82</b>	<b>583.49</b>
<b>Gross Profit</b>	<b>3,042.13</b>	<b>3,149.18</b>	<b>3,495.63</b>	<b>3,060.02</b>	<b>5,394.21</b>	<b>3,591.77</b>	<b>3,393.68</b>	<b>2,813.07</b>	<b>3,517.64</b>	<b>3,181.77</b>	<b>3,442.36</b>
<b>Operating Expenses</b>											
Furnishing - Setting up cost	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Furniture/ Electrical items	0.00	16.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23.25	0.00
General Insurance	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00
Property Management, Consulting & Marketing fees	806.16	834.53	926.34	810.91	1,429.47	951.82	899.33	745.46	932.17	843.17	912.23
Repairs and Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	55.00
<b>Total Operating Expenses</b>	<b>836.16</b>	<b>881.38</b>	<b>956.34</b>	<b>840.91</b>	<b>1,459.47</b>	<b>981.82</b>	<b>929.33</b>	<b>775.46</b>	<b>962.17</b>	<b>896.42</b>	<b>997.23</b>
<b>Net Profit</b>	<b>2,205.97</b>	<b>2,267.80</b>	<b>2,539.29</b>	<b>2,219.11</b>	<b>3,934.74</b>	<b>2,609.95</b>	<b>2,464.35</b>	<b>2,037.61</b>	<b>2,555.47</b>	<b>2,285.35</b>	<b>2,445.13</b>

2,505.89

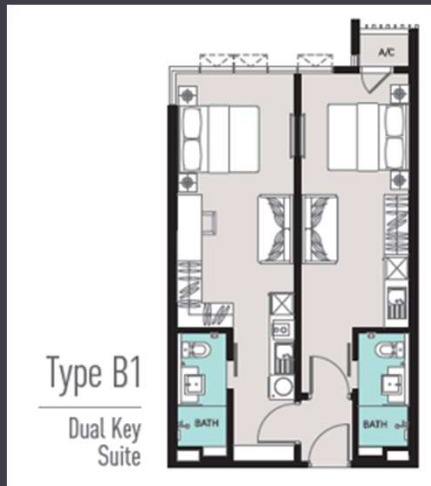
\*Source: Plush Services Sdn Bhd.

## Key takeaways:

10 out of 11 months has gross rental income higher than proposed gross rental income of RM3,825 per month. Total gross income per year from Dec 2022 to Oct 2023 is RM47,427 (averagely RM4,311 per month).

# ROI Calculation Type B (Dual Key) – 603sqft

Based on 20% rebate



**Selling Price: RM797,000**

**Net Selling Price: RM637,600**

Rental rate of RM125 per side/night assuming 85% occupancy per month:

$RM125/day \times 2 \times 30 \text{ nights} \times 85\% = RM6,375$

Utilities: RM1,260

**Gross profit before deducting Management Fee:  
RM5,115 (9.6%)**

25% Operator: RM1,279

75% Income: RM3,836

Maintenance fee: RM350

**Net profit: RM3,486 (6.6%)**

# Profit and Loss Proof for Type B (Dual Key Units)

## Profit and Loss

Plush

For the month ended 31 October 2023

Property is HighPark#1 Dual Key

Account	Sep 2023	Aug 2023	Jul 2023	Jun 2023	May 2023	Apr 2023	Mar 2023	Feb 2023	Jan 2023	Dec 2022	Nov 2022	Oct 2022
<b>Trading Income</b>												
Sales	5,798.16	8,010.17	3,904.17	11,448.70	6,333.98	5,849.06	6,810.55	5,665.78	5,957.31	8,753.21	6,123.15	6,837.75
<b>Total Trading Income</b>	<b>5,798.16</b>	<b>8,010.17</b>	<b>3,904.17</b>	<b>11,448.70</b>	<b>6,333.98</b>	<b>5,849.06</b>	<b>6,810.55</b>	<b>5,665.78</b>	<b>5,957.31</b>	<b>8,753.21</b>	<b>6,123.15</b>	<b>6,837.75</b>
<b>Cost of Sales</b>												
Electricity	360.55	262.60	203.85	260.90	282.40	289.20	147.35	263.15	244.45	175.60	327.70	337.90
Internet	34.98	34.98	34.98	34.98	34.98	34.98	34.98	34.98	34.98	34.98	34.98	34.98
Miscellaneous	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00
Supply Linen & Pillow Case	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00
Transportation	320.00	340.00	260.00	280.00	300.00	560.00	480.00	320.00	500.00	440.00	280.00	580.00
Water	28.82	0.00	18.63	16.56	24.84	24.84	18.63	20.70	22.77	22.77	24.84	24.84
<b>Total Cost of Sales</b>	<b>1,024.35</b>	<b>917.58</b>	<b>797.46</b>	<b>872.44</b>	<b>922.22</b>	<b>1,189.02</b>	<b>960.96</b>	<b>918.83</b>	<b>1,082.20</b>	<b>953.35</b>	<b>947.52</b>	<b>1,257.72</b>
<b>Gross Profit</b>	<b>4,773.81</b>	<b>7,092.59</b>	<b>3,106.71</b>	<b>10,576.26</b>	<b>5,411.76</b>	<b>4,660.04</b>	<b>5,849.59</b>	<b>4,746.95</b>	<b>4,875.11</b>	<b>7,799.86</b>	<b>5,175.63</b>	<b>5,580.03</b>
<b>Operating Expenses</b>												
Furniture/ Electrical items	0.00	679.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
General Insurance	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00
Property Management, Consulting & Marketing fees	1,265.06	1,879.54	823.28	2,802.71	1,434.12	1,234.91	1,550.14	1,257.94	1,291.90	2,066.96	1,371.54	1,478.71
Repairs and Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Operating Expenses</b>	<b>1,295.06</b>	<b>2,588.54</b>	<b>853.28</b>	<b>2,832.71</b>	<b>1,464.12</b>	<b>1,264.91</b>	<b>1,580.14</b>	<b>1,287.94</b>	<b>1,321.90</b>	<b>2,096.96</b>	<b>1,401.54</b>	<b>1,508.71</b>
<b>Net Profit</b>	<b>3,478.75</b>	<b>4,504.05</b>	<b>2,253.43</b>	<b>7,743.55</b>	<b>3,947.64</b>	<b>3,395.13</b>	<b>4,269.45</b>	<b>3,459.01</b>	<b>3,553.21</b>	<b>5,702.90</b>	<b>3,774.09</b>	<b>4,071.32</b>
												<b>4,179.38</b>

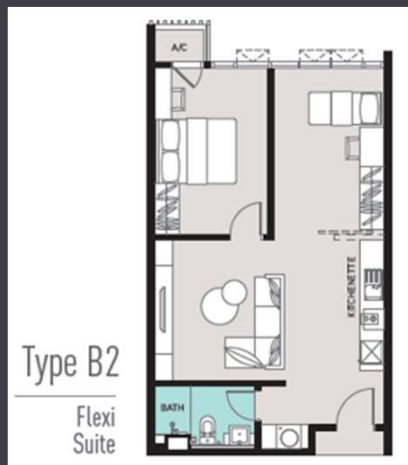
*\*Provided by Plush Services Sdn Bhd.*

## Key takeaways:

5 out of 12 months has gross rental income higher than proposed gross rental income of RM6,375 per month. Total gross income per year from Oct 2022 to Sep 2023 is RM81,492 (averagely RM6,791 per month).

# ROI Calculation Type B (Non-Dualkey) – 603sqft

Based on 20% rebate



**Selling Price: RM799,000**

**Net Selling Price: RM639,200**

Rental rate of RM180/night assuming 80% occupancy per month:

$\text{RM180/day} \times 30 \text{ nights} \times 80\% = \text{RM4,320}$

Utilities: RM750

**Gross profit before deducting Management**

**Fee: RM3,570 (6.7%)**

25% Operator: RM893

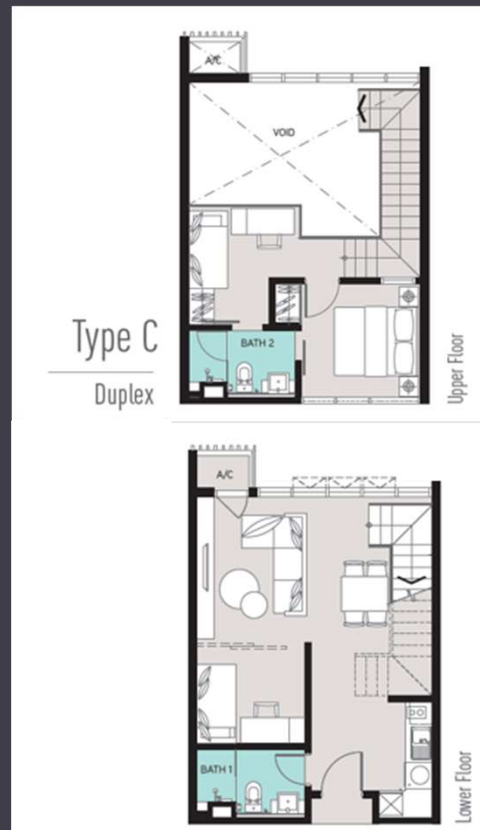
75% Income: RM2,677

Maintenance fee: RM392

**Net profit: RM2,285 (4.3%)**

# ROI Calculation Type C (Duplex) – 743sqft

Based on 20% rebate



**Selling Price: RM935,000**

**Net Selling Price: RM714,340**

Rental rate of RM250 per side/night assuming 80% occupancy per month:

RM250/day x 30 nights x 80% = RM6,000

Utilities: RM750

**Gross profit before deducting Management Fee:**

**RM5,250 (8.8%)**

25% Operator: RM1,313

75% Income: RM3,937

Maintenance fee: RM415

**Net profit: RM3,522 (5.9%)**

## SALES KIT FOR INTERNAL USE ONLY

0%  
%

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