Oxaide — Private desk

REF SAMPLE-ura-lease • 2026-09-17

Subject: Sample ura-lease

SAMPLE • FICTIONAL FIGURES • REAL FORMAT — not a live fact, judge the structure

Isolated computer per job • Uploads wiped 24h • Packs 90d • No source? Red flag. Wrong key claim? Full refund (hi@oxaide.com, 14d). Research, not advice.

Request

Sample brief — fictional figures, real format

Summary

SAMPLE • FICTIONAL FIGURES • REAL FORMAT — every figure in this pack is invented and marked (sample).

Tampines shophouse lease — decision pack

Fictional F&B (food and beverage) tenant • fictional unit near Tampines Central • 17 Sep 2026

BOTTOM LINE UP FRONT

Verdict for this SAMPLE case: NEGOTIATE DOWN OR WALK AWAY.

The asking rent of S$7.50 (sample) psf (per square foot) per month sits above all three sample comps (sample) and about 10.29% (sample) above their median of S$6.80 (sample) psf per month. Sign only if the landlord meets the comp median or better with early-break terms (sample), plus a written F&B-use clause.

This research is not investment advice.

So what: at asking rent the tenant pays about S$9,750 (sample) a month, or S$117,000 (sample) a year, before staff, stock, and fit-out.

Rental comps — median method

Method in one line: group similar signed deals, take the median (middle value) of each group, then compare the subject unit to that median. Singapore's official commercial index notes use the same median-per-group idea on tenancy records from IRAS (Inland Revenue Authority of Singapore).

Comp	Area sqft	Rent S$ psf/mth	Monthly S$
Comp A — near Tampines Central	1,200 (sample)	7.20 (sample)	8,640 (sample)
Comp B — Tampines St 81	1,000 (sample)	6.80 (sample)	6,800 (sample)
Comp C — Tampines Ave 10	1,500 (sample)	6.10 (sample)	9,150 (sample)
Subject asking	1,300 (sample)	7.50 (sample)	9,750 (sample)
Median of comps	—	6.80 (sample)	—

Subject premium over comp median: 10.29% (sample).

Island context (sample): a public shophouse report citing URA (Urban Redevelopment Authority) Realis deal records put the island-wide median near S$6.50 (sample) psf/month, down 1.4% (sample) on the quarter and up 0.8% (sample) on the year, and about 4.8% (sample) below the S$6.83 (sample) peak of Q2 2024. Full-year volumes near 3,237 (sample) contracts at S$34.9 (sample) million trailed 2024 at 3,566 (sample) contracts and S$40.5 (sample) million. The same report noted about 2,431 (sample) F&B closures in ten months of 2025 — soft trading conditions help a tenant negotiate.

Planning signals — URA Master Plan

Signal	Read for this F&B case
Tampines is a mature town with refreshed amenities near homes	Steady nearby demand; do not pay a growth premium
Job nodes near Paya Lebar and Changi, linked by public transport	Weekday lunch crowd potential (sample); confirm with a site count
Allowed F&B use at the unit	Not checked (sample) — RED FLAG, confirm with URA before signing

Footfall proxies — transport and retail pull

Tampines MRT (Mass Rapid Transit) station is an interchange on the EWL (East-West Line) and DTL (Downtown Line), close to two bus interchanges and the Tampines Mall / Tampines 1 cluster.

Proxy	Read for this unit
Two-line MRT interchange	Wide catchment; time the real walk — the 6-min (sample) claim is untested
Two bus interchanges nearby	Transfer footfall at peak hours; count it at lunch and dinner (sample method)
Mall cluster by the station	Draws shoppers but competes for the same F&B spend

Decision table — red flags

Rent maths sits in the attached workbook (sheet Decision table).

Check	Read	Flag
Asking vs comp median	S$7.50 (sample) vs S$6.80 (sample) psf/mth; premium 10.29% (sample)	RED FLAG
First-year cash (sample): rent + 3-mth (sample) deposit	S$146,250 (sample)	Amber — cash check
F&B approval for the unit	Not checked (sample)	RED FLAG — verify first
Door footfall	6-min (sample) walk, not timed; no count done	Amber — visit twice
Market backdrop	Soft shophouse leasing in public reports (sample)	Amber — negotiate

Checks before you sign

1. Get written URA confirmation that F&B is allowed at the unit.
2. Time the station walk at lunch and dinner; count passers-by for 1 hour (sample) each visit.
3. Ask the agent for 3 dated (sample) signed rents on the same street before agreeing.

4. Cap the cash: S$146,250 (sample) first-year rent + deposit plus S$80,000 (sample) fit-out equals S$226,250 (sample) at risk before a dollar of sales.

Honest gaps

- Unit-level Realis records were not pulled for this sample; a paid pack would attach street-level comps with dates.
- Three property-commentary pages did not open and were left out; no figures were taken from their previews.
- Footfall was not measured; walk times and door counts here are placeholders (sample).
- No tenancy papers were supplied, so stamp duty, reinstatement, and exit terms are unchecked.
- This research is not investment advice.

Sources

- URA — Master Plan 2025 East: Tampines amenities and job nodes — https://www.ura.gov.sg/land-planning/master-plan/master-plan-2025/regional-plans/east/transforming-towns-for-tomorrow/
- data.gov.sg (URA) — Commercial rental index method: medians per group from IRAS tenancy data — https://data.gov.sg/datasets/d_862c74b13138382b9f0c50c68d436b95/view
- Real Estate Asia — Shophouse report citing URA Realis medians and volumes — https://realestateasia.com/commercial-other/news/singapore-shophouse-market-records-weakest-quarterly-leasing-performance-in-five-years
- Wikipedia — Tampines MRT interchange, bus links, nearby malls — https://en.wikipedia.org/wiki/Tampines_MRT_station
- Structurae — Tampines MRT station record — https://structurae.net/en/structures/tampines-mrt-station

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SAMPLE — all figures fictional and marked (sample).

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