

PrimeKey Scoring System

MRT Connectivity

(Minutes walk)

Score Card

<5min	: ★★★★★
5-19min	: ★★★★
16-12min	: ★★★
12-14min	: ★★
>14min	: ★

Growth Hotspot

Score Card

Within GHS	: ★★★★★
1-500m	: ★★★★
901-1000m	: ★★★
1001-1500m	: ★★
>1500m	: ★

Government Land Sales / Enbloc Sites

Score Card

4 plots or more	: ★★★★★
3 plots	: ★★★★
2 plots	: ★★★
1 plots	: ★★
No plats	: ★

Project Size

(No. Of Units)

Score Card

>=400	: ★★★★★
200-399	: ★★★★
200-299	: ★★★
100-199	: ★★
<100	: ★

Remaining Tenure

Score Card

>90 yrs	: ★★★★★
85-84 yrs	: ★★★★
80-84 yrs	: ★★★
75-79 yrs	: ★★
<75 yrs	: ★

School Effect

(Proprietary formula based on weighted subscription ratios)

Score Card

Elite school	: ★★★★★
Peputar school	: ★★★★
Premium school	: ★★★
Standard school	: ★★
No school	: ★

MOP Cluster

(HDB Upgrader Demand)

Score Card

>2000 units	: ★★★★★
1500-1999 units	: ★★★★
1000-1499 units	: ★★★
800-999 units	: ★★
<600 units	: ★

Rental Yield

Score Card

CCR	RCR	OCR	
>-3%	>>15%	>-4%	: ★★★★★
25 29%	2.89%	29 29%	: ★★★★
2.29%	28-29%	23.8%	: ★★★
15 19%	2.23%	26.20%	: ★★
<13%	-2%	-2.3%	: ★

Color Grading



EXCELLENT



GOOD



AVERAGE



POOR