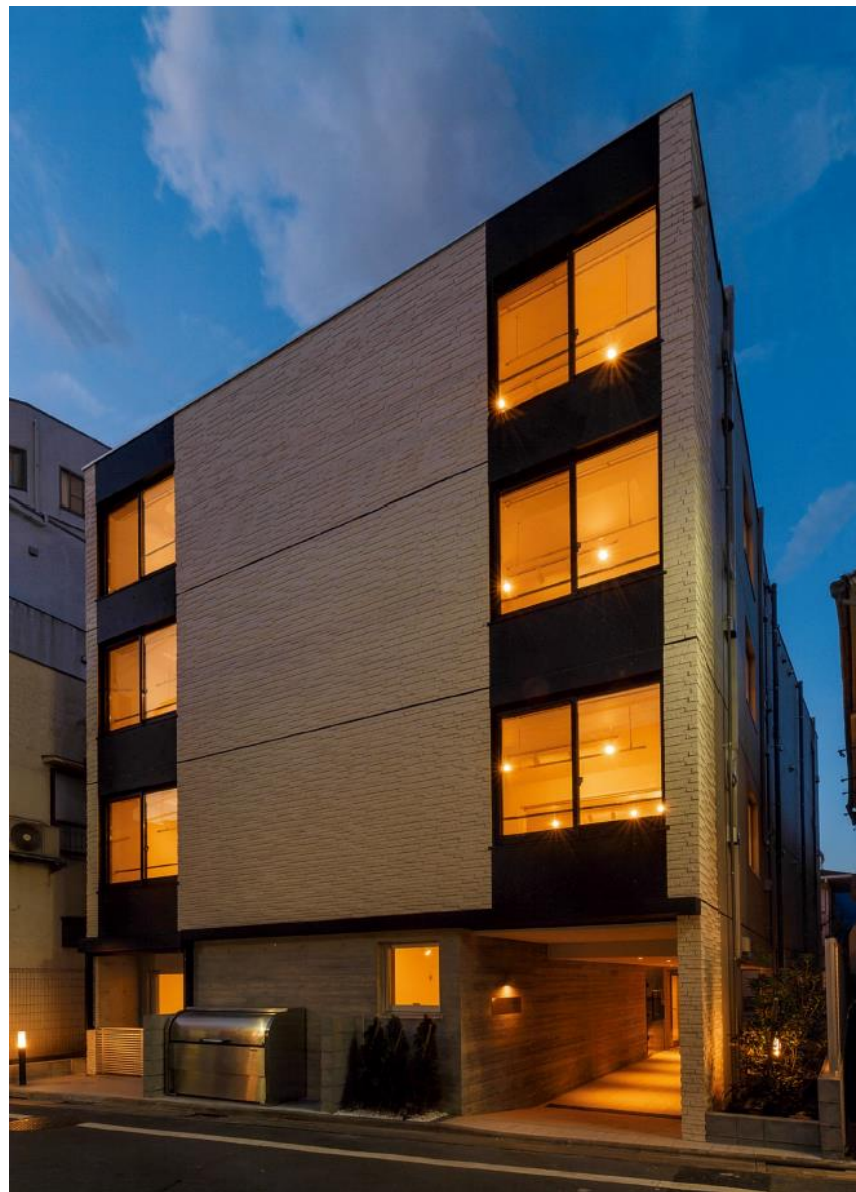


CREAL HIGASHI KOENJI

CREAL 東高円寺

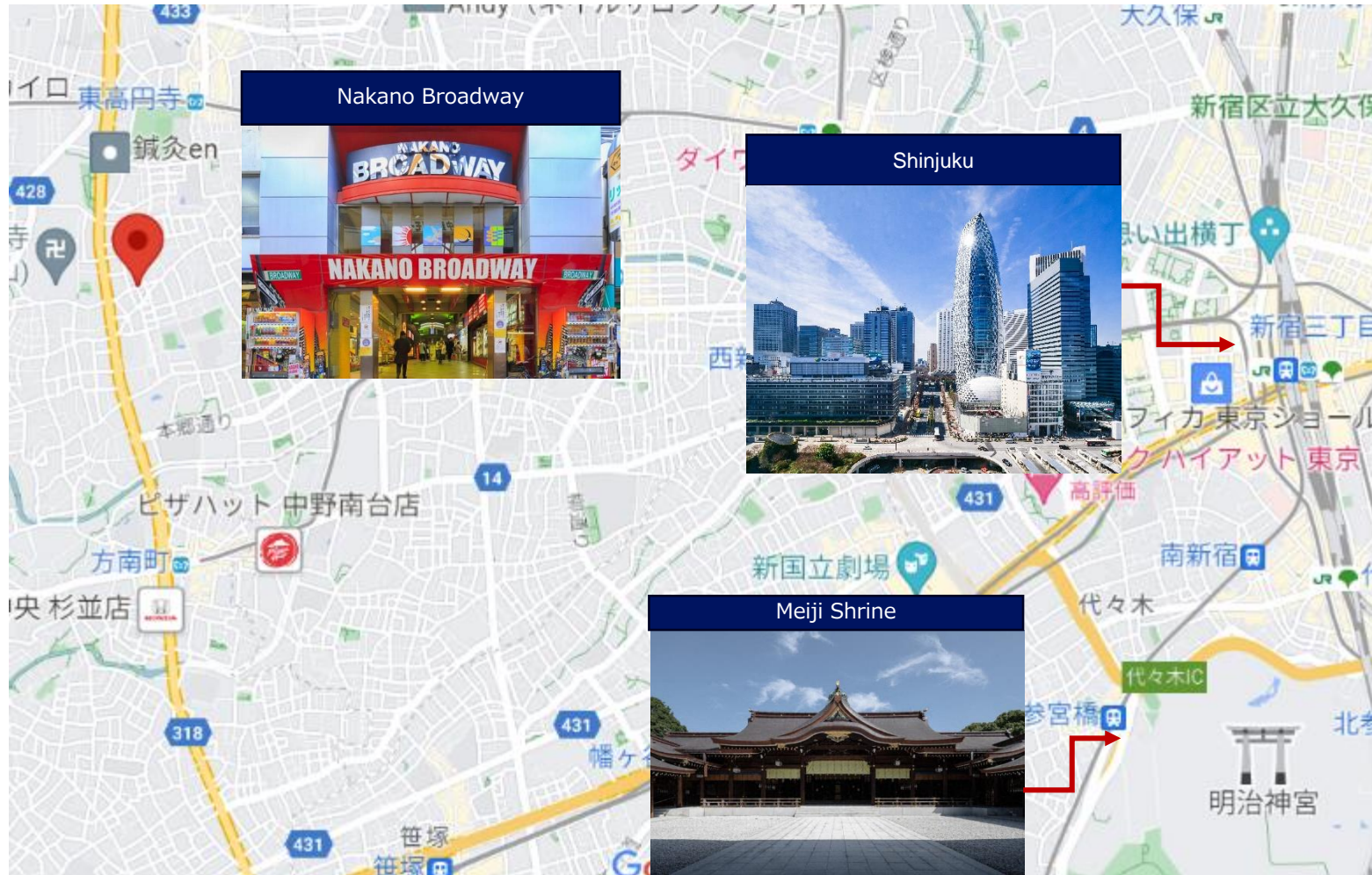
Property Name	CREAL HIGASHI KOUENJI
Price (Incl. VAT)	JPY 590,000,000 / NOI 3.71%

Address	3-14-2 Wada, Suginami-ku, Tokyo 166-0012, Japan
Access	11 min walk from Tokyo Metro Marunouchi Line Higashi Koenji Sta.
Zone	Neighborhood commercial district, Type 1 exclusive district for low-rise residential buildings
Building Coverage Ratio	80%
Floor Area Ratio	300%
Fire Prevention District	Quasi-fire prevention zone
Ownership	Freehold
Land Size	242.76㎡ (73.43 Tsubo)
Type	Residential
Structure	4-story reinforced concrete structure
Total Floor Area	565.25㎡ (170.99 tsubo)
Built	2020/1
No. of Units	15units (1K x 5, 1LDKx 9,2LDKx1)



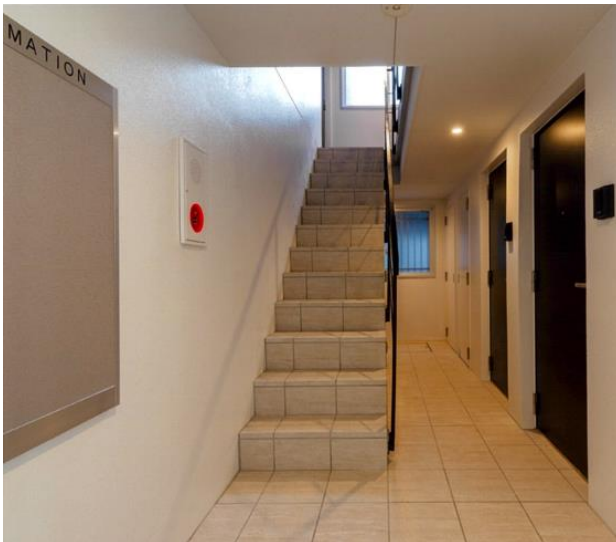
Location

CREAL 東高円寺



Design

CREAL 東高円寺



Return Simulation

CREAL 東高円寺

Purchase Price

Price (C-Tax in)	JPY 590,000,000
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Annual Income

Item		(C-Tax included)
Income	Rental income	24,804,000
	Bicycle Parking Lot Income	59,400
	Utilities	0
	Others	0
	Total Income	24,923,400
Gross Return		4.22%
Expense	Property management fee	818,532
	Building Management Fee	415,800
	Utilities (Common Area)	92,400
	Insurance	101,440
	Property Tax	1,414,314
	Internet	178,200
	Others	0
	Total Expense	3,022,666
NOI		21,900,734
NOI Return		3.71%

Note

- The rental income above is based on 100% occupancy rate.
- The building management fees, insurance, and internet fees are based on current contracts.
- Property management fees, utilities and property taxes are estimated values. The actual figures may vary.
- Leasing fees, repair expenses, etc. are not taken into account.
- After service of the developer is assumed to be passed on.
- Please note that the figures above are as of the date of preparation and are not guaranteed for the future.