

CREAL Sumiyoshi

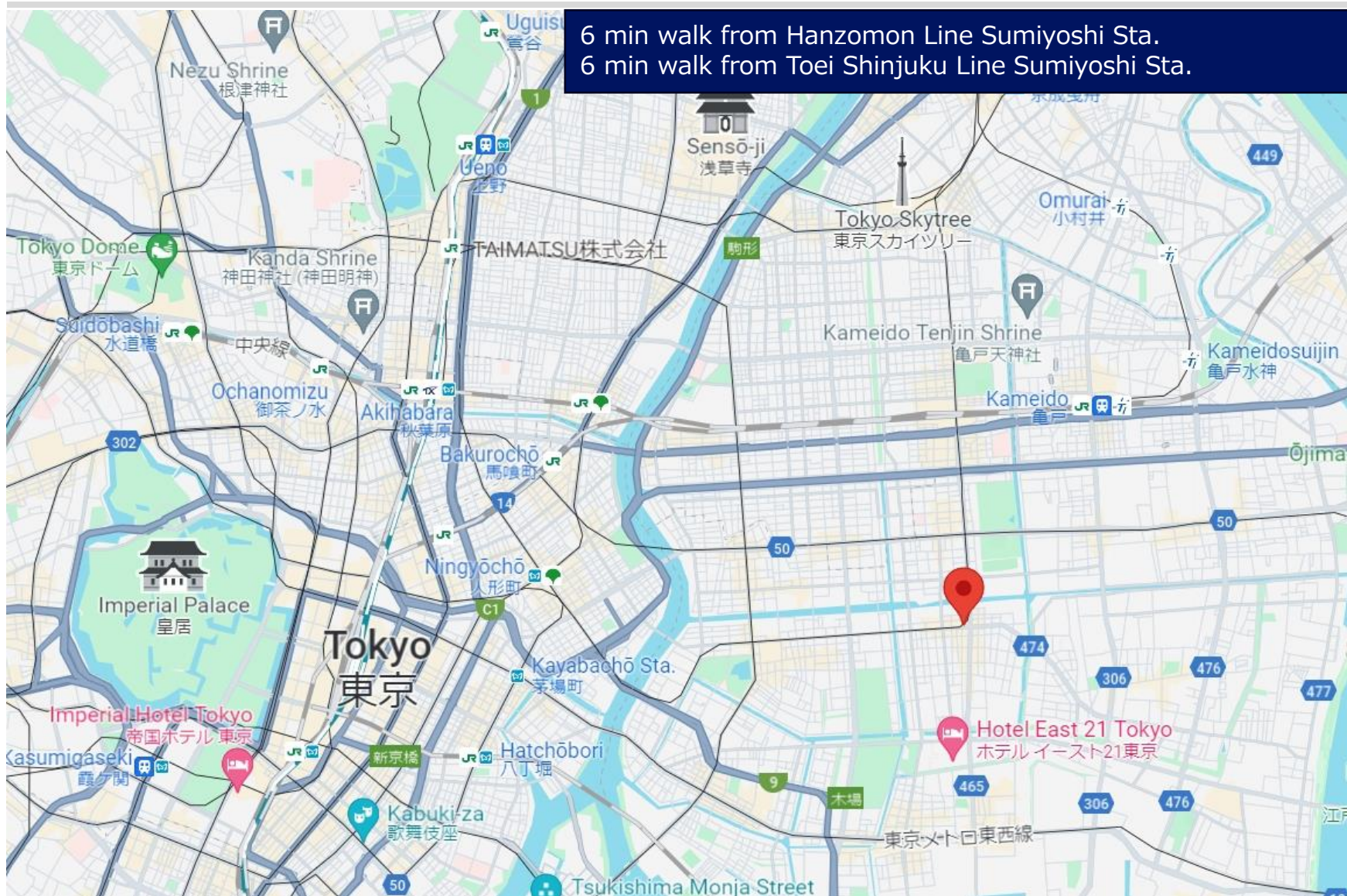
Property Name	CREAL Sumiyoshi
Price (Excl. VAT)	JPY 518,000,000 / NOI 3.73%

Address	4-5-3 Ogibashi, Koto-ku, Tokyo 135-0011, Japan
Access	6 min walk from Hanzomon Line Sumiyoshi Sta. 6 min walk from Toei Shinjuku Line Sumiyoshi Sta.
Zone	neighborhood commercial district
Building Coverage Ratio	80% *As a fireproof building in a quasi-fire protection zone, the allowable building-to-land ratio is relaxed to 100%.
Floor Area Ratio	500% / 400%
Fire Prevention District	Quasi-fire-prevention district
Ownership	Freehold
Land Size	135.72m ²
Type	Residential
Structure	5-story reinforced concrete structure
Elevator	No
Total Floor Area	493.21m ²
Built	03/2021
No. of Units	14 units (1K×4, 1DK × 5, 2LDK × 5)



Location

6 min walk from Hanzomon Line Sumiyoshi Sta.
6 min walk from Toei Shinjuku Line Sumiyoshi Sta.



Return Simulation

Purchase Price

Price (C-Tax in)	JPY 518,000,000
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Annual Income

Item		(C-Tax included)
Income	Rental income	21,996,000
	Parking Lot Income	0
	Utilities	0
	Others	0
	Total Income	21,996,000
Gross Return		4.25%
Expense	Property management fee (assumed 3% of rental income)	711,216
	Building Management Fee	442,200
	Utilities (Common Area)	132,000
	Insurance	87,910
	Property Tax	1,143,350
	Internet	166,320
	Others	0
	Total Expense	2,697,648
NOI		19,298,352
NOI Return		3.73%

Note

- The rental income above is based on 100% occupancy rate.
- The building management fees, insurance, and internet fees are based on current contracts.
- 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.