

# Lotus Heiwajima East/West

# ロータス平和島East/West

Property Name	Lotus Heiwajima East/West
Price (Excl. VAT)	JPY 810,000,000 / NOI 3.64%

Address	(East) 1-9-10 Omorihigashi, Ota-ku, Tokyo 143-0012, Japan (West) 1-9-11 Omorihigashi, Ota-ku, Tokyo 143-0012, Japan
Access	5 min walk from Keikyu Main Line Heiwajima Sta.
Zone	Semi-industrial zone
Building Coverage Ratio	60%
Floor Area Ratio	200%
Fire Prevention District	Quasi-fire prevention district
Ownership	Freehold
Land Size	(East) 164.84㎡ (West) 164.6㎡
Type	Residential
Structure	4-story reinforced concrete structure
Elevator	No
Total Floor Area	(East)389.56㎡ (West) 389.56㎡
Built	2021/6
No. of Units	(East) 14 units (1R x 3, 1K x 4, 1LDK x 7, ) (West) 14 units (1R x 3, 1K x 4, 1LDK x 7, )



# Location

## ロータス平和島East/West

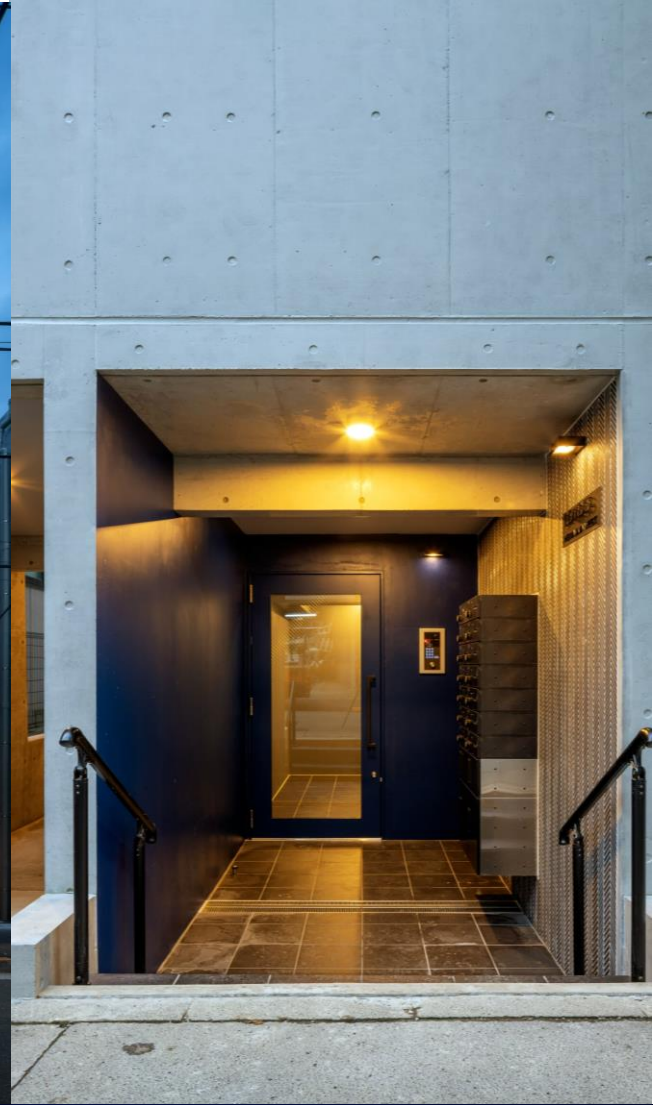






**East Building    Entrance & Common Area**





**West Building    Entrance & Common Area**



# East/West Building The Room Design



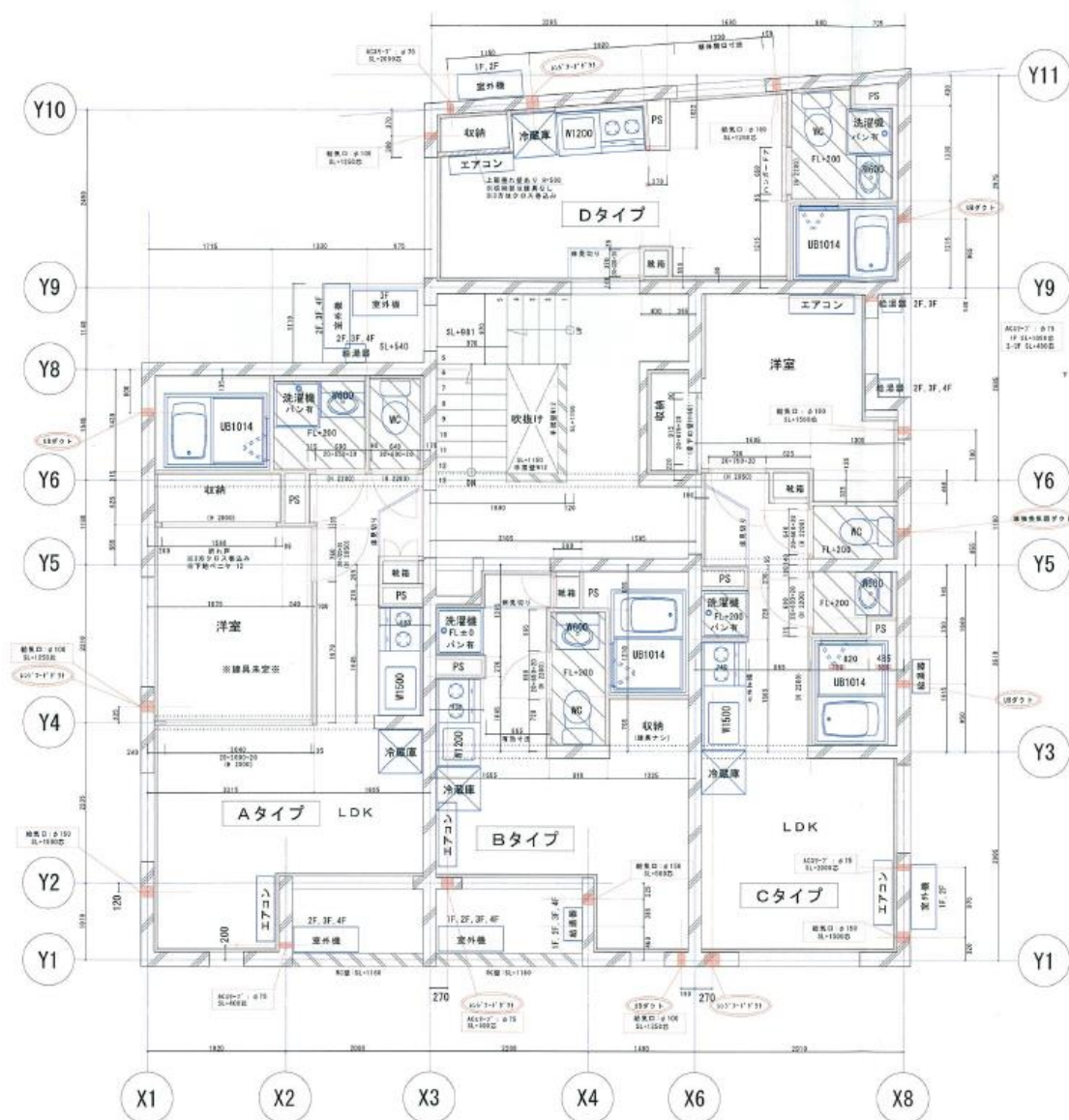




**East/West Building Washroom/Toilet**

# Floor Plan

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※ East and West are represented on a shared floor plan.

# Return Simulation

ロータス平和島East/West

Purchase Price	
Price (C-Tax in)	JPY 810,000,000

Annual Income		
Item		(C-Tax included)
Income	Rental income	33,390,000
	Parking Lot Income	0
	Utilities	0
	Others	0
	Total Income	33,750,000
Gross Return		4.17%
Expense	Property management fee	1,001,700
	Building management fee	774,840
	Utilities (Common Area)	264,000
	Insurance	128,280
	Property Tax	1,913,420
	Internet	332,640
	Others	0
	Total Expense	4,248,290
NOI		29,501,710
NOI Return		3.64%

Note	<ul style="list-style-type: none"> <li>-The rental income above is based on 100% occupancy rate. (100% as of 30th June).</li> <li>-The building management fees, insurance, and internet fees are based on current contracts.</li> <li>-Utilities and property taxes are estimated values. The actual figures may vary</li> <li>-Leasing fees, repair expenses, etc. are not taken into account.</li> <li>-Depreciation of the building is not considered in the calculation.</li> <li>-Please note that the figures above are as of the date of preparation and are not guaranteed for the future.</li> </ul>
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