

Property Name	Souka Apartment	East Nakano Newly Built Apartment	Kamata Newly Built Apartment	Nishi Ojima Newly Built Condominium	Togoshi Park Newly Built Condominium
Exterior					
Location	Saitama prefecture, Souka city, Nishi-cho	Tokyo city, Nakano-ku, Higashi Nakano 1	Tokyo city, Ota-ku, Shinkamata 3	Tokyo city, Koto-ku, Kitasuna 2	Tokyo city, Shinagawa-ku, Togoshi 5
Transportation	Tobu Skytree Line, 12 min from Souka Sta.	JR Sobu Line, 6 min from Higashi Nakano Sta.	JR Keihin Tohoku Line, 12 min from Kamata Sta.	Metro Shinjuku Line, 9 min from Nishi Ojima Sta.	Tokyu Oicho Line, 2 min from Tokoshi Park Sta.
Land·Building (Area)	87.50㎡ 97.20㎡	24.91㎡ 28.45㎡	186.31㎡ 163.36㎡	83.94㎡ 240.40㎡	83.71㎡ 232.52㎡
Units occupied/Total Units	3 / 4	- 2	- 8	10 / 10	4 / 8
Year Built·Structure	2018.8 wood 2 stories	2020.8(expected) wood 2 stories	2020.6(expected) wood 2 stories	2020.3 RC 5 stories	2020.2 RC 4 stories
Price	¥44,000,000 Tax included	¥26,800,000 Tax included	¥113,700,000 Tax included	¥210,000,000 Tax included	¥232,000,000 Tax included
Current Condition Full Occupancy (Net income)	Leasing 7.41%	Before construction 6.00%	Under construction 6.50%	Leasing (full occupancy) 5.00%	Leasing 6.00%
Comments	※ Built by Open House Architect Co., Ltd. ※Maisonette with fixed staircase ※Strengthened material used (level 2)	※1 unit per floor ※Same price as studio typed condominium ※11 min walk from Metro Marunouchi Line, Nakanosakagami sta.	※Bathroom and restroom separated ※Strengthened material used (level 2) ※Loft in all rooms	※IoT applicable lighting (SONY) ※Electricity-powered ※TV in bathroom	※All units are corner rooms. 1 LDK ※Natural wood flooring ※Unit area : 24.67or24.76㎡
Property Name	Ciba Asahi city Apartment	Honkomagome Residence	Tokyo Metropolitan Univ. Condominium	Monzen Nakacho Condominium	Sangenjaya Condominium
Exterior					
Location	Chiba prefecture, Asahi city, Egasaki	Tokyo city, Bunkyo-ku, Honkomagome 2	Tokyo city, Meguro-ku, Taira-machi 2	Tokyo city, Koto-ku, Monzen Nakacho 1	Tokyo city, Setagaya-ku, Wakabayashi 1
Transportation	JR Sobu Line, 31 min from Asahi Sta.	Metro Mita Line, 1 min from Sengoku Sta.	Tokyu Toyoko Line, 4 min from Toritsu-daigaku Sta.	Metro Tosai Line, 2 min from Monzen Nakacho Sta.	Tokyu Denenchofu Line, 10 min from Sangenjaya Sta.
Land·Building (Area)	396.02㎡ 278.24㎡ (registered)	111.43㎡ 190.51㎡	167.75㎡ 299.96㎡	78.04㎡ 315.70㎡	93.66㎡·118.88㎡ 186.76㎡·238.15㎡
Units occupied/Total Units	8 / 8	5 / 6	Recruiting 10	- 10	South 8 units / North 10 units
Year Built·Structure	1986 wood 2 storied	2017.1 wood 3 stories	2020.2 RC comment	2020.9 (expected) RC 5 stories	2018.1 RC comment
Price	¥18,000,000 Tax included	¥248,000,000 Tax not applied	¥364,800,000 Tax included	¥387,800,000 Tax included	¥439,000,000 Tax included
Current Condition Full Occupancy (Net income)	Leasing (full occupancy) 18.80%	Leasing 3.87%	Leasing 4.30%	Under construction 4.30%	Leasing (full occupancy) 5.00%
Comments	※Price for two separate apartments ★Promotion price until April 10th ※NOI 17.3%	※Residential loan available ※Owner's residence on the same site ※Built by TOKYOGUMI Co, Ltd.	※IoT applicable lighting (SONY) ※3 stories plus basement ※Unit area: 22.11~42.24㎡	※IoT applicable lighting (SONY) ※Electricity-powered ※Unit area: 25.50~27.36㎡	※Can be sold seperately (South 195,313,000JPY) ※3 stories plus basement ※4 min walk from Setagaya Line, Wakabayashi Sta.

◆◆◆◆Free evaluation of property value◆◆◆◆Free assessment of "potential rent" "appropriate property value" "10 years investment plan" for any properties◆◆◆◆Buying new, pre-owned units, apartments, single houses, lands!!◆◆◆◆



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kuriyagawa

Transaction type: broker

[Notice] Availability and price subject to change without prior notice.