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Kita 35, Higashi 18-chome, Higashi-ku, Sapporo [Hazuki]

Full occupancy assumption

rent roll

As of 2022/10/10

floor	Issue room	Floor plan	area	Start of contract	rent	Common service fee	parking fee		total
1F	101	1LDK	36.45㎡	17/03/25	¥43,000	¥5,000	¥0		¥48,000
2F	201	2LDK	47.45㎡	14/03/01	¥68,000	¥3,000	¥0		¥71,000
2F	202	1LDK	30.00㎡	20/08/22	¥50,000	¥3,000	¥0		¥53,000
2F	203	1LDK	32.93㎡	16/03/26	¥49,000	¥3,000	¥0		¥52,000
3F	301	2LDK	47.45㎡	15/03/24	¥72,000	¥0	¥13,200		¥85,200
3F	302	1LDK	30.00㎡	22/07/20	¥51,000	¥3,000	¥6,600		¥60,600
3F	303	1LDK	32.93㎡	18/10/27	¥47,000	¥3,000	¥12,100		¥62,100
4F	401	2LDK	47.45㎡	16/10/15	¥69,000	¥3,000	¥0		¥72,000
4F	402	1LDK	30.00㎡	14/03/16	¥50,000	¥3,000	¥0		¥53,000
4F	403	1LDK	32.93㎡	20/07/13	¥50,000	¥3,000	¥12,100		¥65,100
Subtotal					¥549,000	¥29,000	¥44,000	¥0	¥622,000

Estimated income and expenditure at full occupancy

① Monthly income at full occupancy		**¥622,000**
(2) Annual income at full occupancy [GPI]	① x 12 months	**¥7,464,000**
③ Other miscellaneous income (annual amount)		
④ Total annual income including miscellaneous income	②＋③	**¥7,464,000**
⑤ Selling price (tax included)		**¥110,000,000**
⑥ Gross yield	②/⑤×100	**6.78%**
	④/⑤×100 *Including miscellaneous income	**6.78%**

* The above shows the current situation (assuming vacancies) as of the creation date, and does not guarantee the contents in the future. * "Rent" and "common service fee/administration fee" in rental income do not include consumption tax.

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current situation

rent roll

As of 2022/10/10

floor	Issue room	Floor plan	area	Start of contract	rent	Common service fee	parking fee		total
1F	101	1LDK	36.45㎡	17/03/25	¥43,000	¥5,000	¥0		¥48,000
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Subtotal					¥549,000	¥29,000	¥44,000	¥0	¥622,000

Current status Balance

① Current monthly income		**¥622,000**
② Current annual income	① x 12 months	**¥7,464,000**
③ Other miscellaneous income (annual amount)		
④ Total annual income including miscellaneous income	②＋③	**¥7,464,000**
⑤ Selling price (tax included)		**¥110,000,000**
⑥ Current Yield	②/⑤×100	**6.78%**
	④/⑤×100 *Including miscellaneous income	**6.78%**

* The above shows the status as of the creation date, and does not guarantee the contents in the future. * "Rent" and "common service fee/administration fee" in rental income do not include consumption tax.