

Building for sale	Income property
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Property name	Cleatera Itsukaichi						
Value	¥650,000,000						
Location	Registered adress		5-10-31, Itsukaichi, Saeki-ku, Hiroshima-shi				
	Residential location		5-1557-2, Itsukaichi, Saeki-ku, Hiroshima-shi				
Access	15 minutes walk to Itsukaichi station (Sanyo main Line)						
Land	Type of rights	Ownership					
	Land classification	Lot number		Land area		surveyed/registered	
	Residencial land	1557-2		680.73㎡		Approximal 205.92tsubo Registered	
	Total		680.73㎡		Approximal 205.92tsubo		
	Road frontage	West side	Approximal 16 meters wide on Public road(Prefectural road)				
		North side	Approximal 6 meters wide on Saeki 4-151 rural road				
Legal Restrictions	Urban planning	Urbanization promotion area		Building Coverage ratio	80 %		
	Zoning	Commercial		Floor Area ratio	300 %		
	Fire Prevention Designation	Quasi-Fire Prevention					
	Other Regulations	Residential Land Development Control Area		Bicycle Parking installation Obligation Area			
Property	Building Registration number	1557-2					
	Type of rights	Ownership		Property type	Apartment Building with Commercial space		
	Construction Date	March 4, 2002(H14)		Building Age	Approximal 23 years		
	Structure	Reinforced Concrete with Steel Frame, Flat roof		Number of Floors	10 stories above ground		
	Floor Area	1st Floor	180.91㎡		6th Floor	206.23㎡	
		2nd Floor	205.99㎡		7th Floor	206.23㎡	
		3rd Floor	205.99㎡		8th Floor	206.23㎡	
		4th Floor	205.99㎡		9th Floor	206.23㎡	
		5th Floor	205.99㎡		10th Floor	206.23㎡	
		Total Floor Area		2,036. 02㎡			
Utilities	Electricity	Chugoku Electric Power		Water supply	Public water		
	Gas	City gas		Sewerage	Public sewerage		
Handover	Immediate						
Remarks	・ Number of units 40 units (1 st floor commercial space 2K apartments 24units ・ 3LDK apartments 15units) ・ Estimated Annual rent at full occupancy ¥41,456,400 【including mobile communication base station fees from NTT docomo, Inc.】						