[Apartment] FOR SALE   Gross Yield : -

Sales Price	82,900,000 JPY	Access	Higashikouennji Station on	Marunouchi Line 8 min. walk
			Kouennji Station on	JR Chuo Rapid Service Line 12 min. walk
Tax	None		Nakano Station on	JR Chuo-Sobu Line 14 min. walk

Property Name	PARK HOUSE KOENJIMINAMI MOMOZONO
Address	2F, 5-8-12, Koenjiminami, Suginami-Ku, Tokyo

Corner room, 2-sided balcony, Window in bathroom, Fully Renovated

Bedroom 9.2m2/5.2J
Clo
Bedroom 4.3m2/7.1J
Bal
Bath
Ent
Kitchen 5.6m2/3.4J
Living Dining Kitchen 18.8m2/11.4J
Bedroom 5.9m2 9.7J
Balcony
N
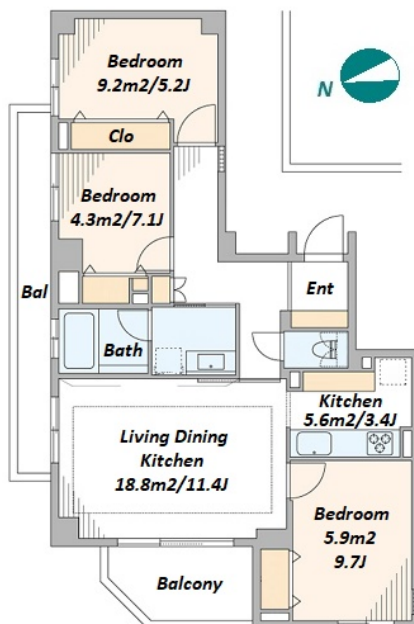
*The actual Layout & Size may differ slightly from this floor plans & pictures.

Unit/Property Information

LAYOUT	3 BR	Management Fee	JPY14,700/month
Unit Floor	2F	Repair Fund	JPY15,500/month
Floor Size(sqm)	72.26 m²	Other Fee	-
Floor Size(sqft)	777.8 ft²	Total Monthly Fee	JPY30,200/month
Balcony	12.84 m²	Current Status	Vacant
Facing	Northwest	Hand Over	Negotiable
Unit Facilities	Pet friendly, Auto lock, Renovated, Air-Con, Separated Toilet, Balcony, Floor Heating, Dishwasher, Bathroom dryer, WIC, Corner Unit, Home Loan Tax Deduction		

Building Information

Structure	RC 5 floors above		
Total Units	33	Completion	Jan, 2002
Car Parking	(Not Included)	Pet	Negotiable
Developer Name	MITSUBISHI ESTATE CO., LTD.		
Management company&Type	MITSUBISHI JISHO COMMUNITY HOLDINGS CO., LTD. Fully Outsourced / Day Shift		
Common Facility	Trunk Room (extra charge), Delivery box, Elevator, New Earthquake Resistance Standard, Low-rise		

Remarks

<Unit/Property Information>
<Building Information>
<Land Information>

Land Information

Lot Area	-	Land lease term	-
Ownership Type	Ownership	Land lease fee	-
Co-ower's Share	-	Land Category	-
City Planning area	-		
Use Zoning	Category I exclusively low-rise residential zone		
Current Status	-	Bldg. to Land %	-
Hand Over	-	Floor to Land %	-
Private Road	-	Set Back	-
Other Conditions			

Transaction Type : Intermediate
Agent Fee : (3%+60,000JPY) + tax

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