

<b>Purchase Related Costs</b> <b>THE SETSUMON 401</b>
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<b>Address :</b>	191-54 Aza-Yamada, Kutchan-cho, Abuta-gun, Hokkaido	
<b>Land Size :</b>	600.00 sqm	(Approx.181.50 Tsubo)
<b>Building Size :</b>	136.00 sqm	(Approx.41.14 Tsubo)

<b>Property Purchase Price JPY</b>	
THE SETSUMON 401	¥145,000,000
<b>Total (A)</b>	<b>¥145,000,000</b>

Purchase Related Costs
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<b>To Solicitor</b>	
Solicitor fee	¥250,000
Land / Building registry	¥3,000
Postal charge	¥3,000
Consumption tax	¥20,000
<b>Total (B)</b>	<b>¥276,000</b>

<b>Taxes</b>	
Contract Stamp Duty ( One - time fee )	¥0
Acquisitions Tax ( One - time fee ) ( Approx )	¥870,000
Fixed Asset Tax ( Annual Fee ) ( Approx. Pro rate estimate )	¥725,000
Title Registration Stamp Duty ( Approx. One - time fee )	¥1,015,000
<b>Total (C)</b>	<b>¥2,610,000</b>

<b>Real Estate Commission JPY</b>	
3.0% of the sales price + Consumption tax (8%)	¥4,698,000
Documentation fee	¥64,800
<b>Total (D)</b>	<b>¥4,762,800</b>

<b>Bank Charge</b>	¥50,000
<b>Total (E)</b>	<b>¥50,000</b>

<b>Total Purchase Related Costs (F) = B+C+D+E</b>	<b>¥7,698,800</b>
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<b>TOTAL BALANCE TO BE PAID (G) = A+F</b>	<b>¥152,698,800</b>
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