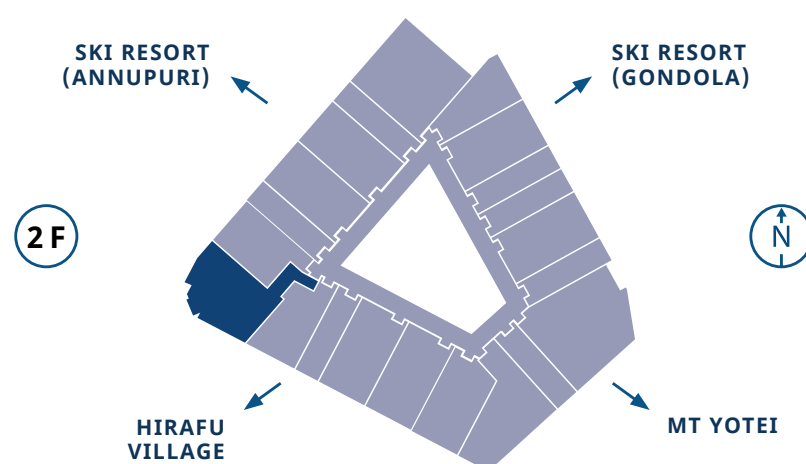


120.10m²

2.5 BEDROOM

BALCONY SIZE
7.87m²

TERRACE SIZE
72.24m²



2.5



2



* All floor sizes are estimates based on centre wall measurements. All sales prices, management and income forecast figures included in this Unit Summary are subject to change. Unit sqm size includes owner locker (OL), pipe space (PS) and other utility spaces which fall under 'exclusively possessed area'. Balcony and terrace areas fall under 'exclusive use area' and 'common use area' respectively. Terrace size and shape are subject to change in accordance with local government's directions.

MATIÈ

NISEKO

UNIT
217

FINANCIAL PROJECTION

TYPE	SIZE	PRICE
2.5 BEDROOM	120.10m ²	¥277,107,000

		WINTER	SUMMER	FULL YEAR
REVENUE	Available Nights	181	184	365
	Nights booked	114	21	135
	ADR	¥170,956	¥52,862	¥152,788
	Occ	63%	11%	37%
	Gross Revenue	¥19,548,000	¥1,099,000	¥20,647,000
EXPENSES	Management & Letting Commission (35%)	¥6,842,000	¥385,000	¥7,227,000
	Housekeeping	¥1,021,000	¥186,000	¥1,207,000
	Utilities	¥506,000	¥92,000	¥598,000
	Onsen Tax	¥103,000	¥19,000	¥122,000
	Furniture Fund	¥127,000	¥23,000	¥150,000
	Management Association Levies	¥1,084,000	¥1,084,000	¥2,168,000
	Fixed Assets Tax	¥459,000		¥459,000
	Tax Return	¥100,000		¥100,000
	Sinking Fund	¥101,000	¥101,000	¥202,000
	Total Expenses	¥10,343,000	¥1,890,000	¥12,233,000
PRE-TAX NET REVENUE		¥9,205,000	-¥791,000	¥8,414,000
ROI				3.04%

	Year 1	Year 2	Year 3	Year 4
Winter	¥9,205,000	¥9,711,000	¥10,245,000	¥10,808,000
Summer	-¥791,000	-¥750,000	-¥702,000	-¥645,000
Total	¥8,414,000	¥8,961,000	¥9,543,000	¥10,163,000
ROI	3.04%	3.23%	3.44%	3.67%

All prices are in JPY.

MATIÈ
NISEKO