

44.57m²

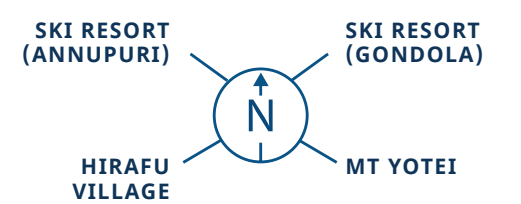
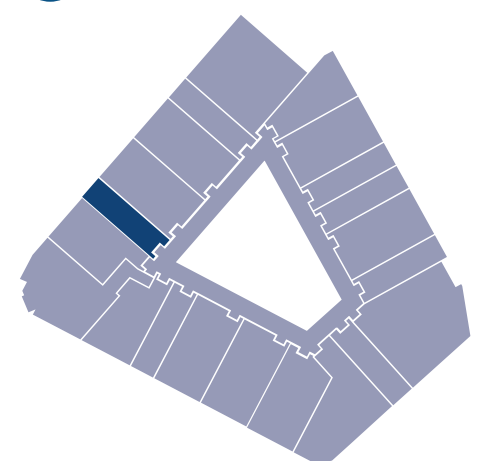
STUDIO

TERRACE SIZE

20.30m²



2F



* 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'. Terrace area falls under 'exclusive common use area'. Terrace size and shape are subject to change in accordance with local government's directions.

MATIÈ

NISEKO

UNIT
219

FINANCIAL PROJECTION

TYPE	SIZE	PRICE
STUDIO	44.57m²	¥125,364,000

		WINTER	SUMMER	FULL YEAR
REVENUE	Available Nights	181	184	365
	Nights booked	137	29	166
	ADR	¥71,228	¥25,212	¥63,240
	Occ	76%	16%	46%
	Gross Revenue	¥9,790,000	¥728,000	¥10,518,000
EXPENSES	Management & Letting Commission (35%)	¥3,426,000	¥255,000	¥3,681,000
	Housekeeping	¥795,000	¥167,000	¥962,000
	Utilities	¥283,000	¥59,000	¥342,000
	Onsen Tax	¥41,000	¥9,000	¥50,000
	Furniture Fund	¥83,000	¥17,000	¥100,000
	Management Association Levies	¥402,000	¥402,000	¥804,000
	Fixed Assets Tax	¥170,000		¥170,000
	Tax Return	¥100,000		¥100,000
	Sinking Fund	¥38,000	¥38,000	¥76,000
	Total Expenses	¥5,338,000	¥947,000	¥6,285,000
PRE-TAX NET REVENUE		¥4,452,000	-¥219,000	¥4,233,000
ROI				3.38%

	Year 1	Year 2	Year 3	Year 4
Winter	¥4,452,000	¥4,697,000	¥4,955,000	¥5,228,000
Summer	-¥219,000	-¥189,000	-¥154,000	-¥115,000
Total	¥4,233,000	¥4,508,000	¥4,801,000	¥5,113,000
ROI	3.38%	3.60%	3.83%	4.08%

All prices are in JPY.

MATIÈ
NISEKO