



C78 - SNOWDRIFT LODGE

 527.35m²  726.75m²  17  3  4

¥65,000,000

2937-645 Hokujo, Hakuba Mura

PROPERTY DESCRIPTION

Established lodge at the quiet end of Echoland, just a short walk to the bar & restaurant area. Close to shuttle bus stop & Marriot Courtyard Hotel.

PROPERTY DETAILS

Year Built:

1978

Property Type:

Residential

Zoning:

Unspecified

Reference No.:

C78

Construction Type:

3 story wooden & RC structure with steel sheet roof

Number of Floors:

3

Electricity:

Chubu Electric Power

Water:

Hakuba Village Supply

Sewage:

Vault type

Gas:

LPG

Footprint >Land Ratio:

60% (20% Misorano guideline)

Floorspace>Land Ratio:

200% (40% Misorano guideline)

Build Height:

8-13m

Boundary Set Back:

3m

Road Set Back:

5-10m

Access Hakuba Station:

3km SW of JR Hakuba station

Distance To Lifts :

2.4km to Happo One Ski Area

Property Management:

N/A

Approx Yield:

N/A

Fixed Assets Tax:

¥160,000 (Estimate)

Brokerage Type:

Intermediary



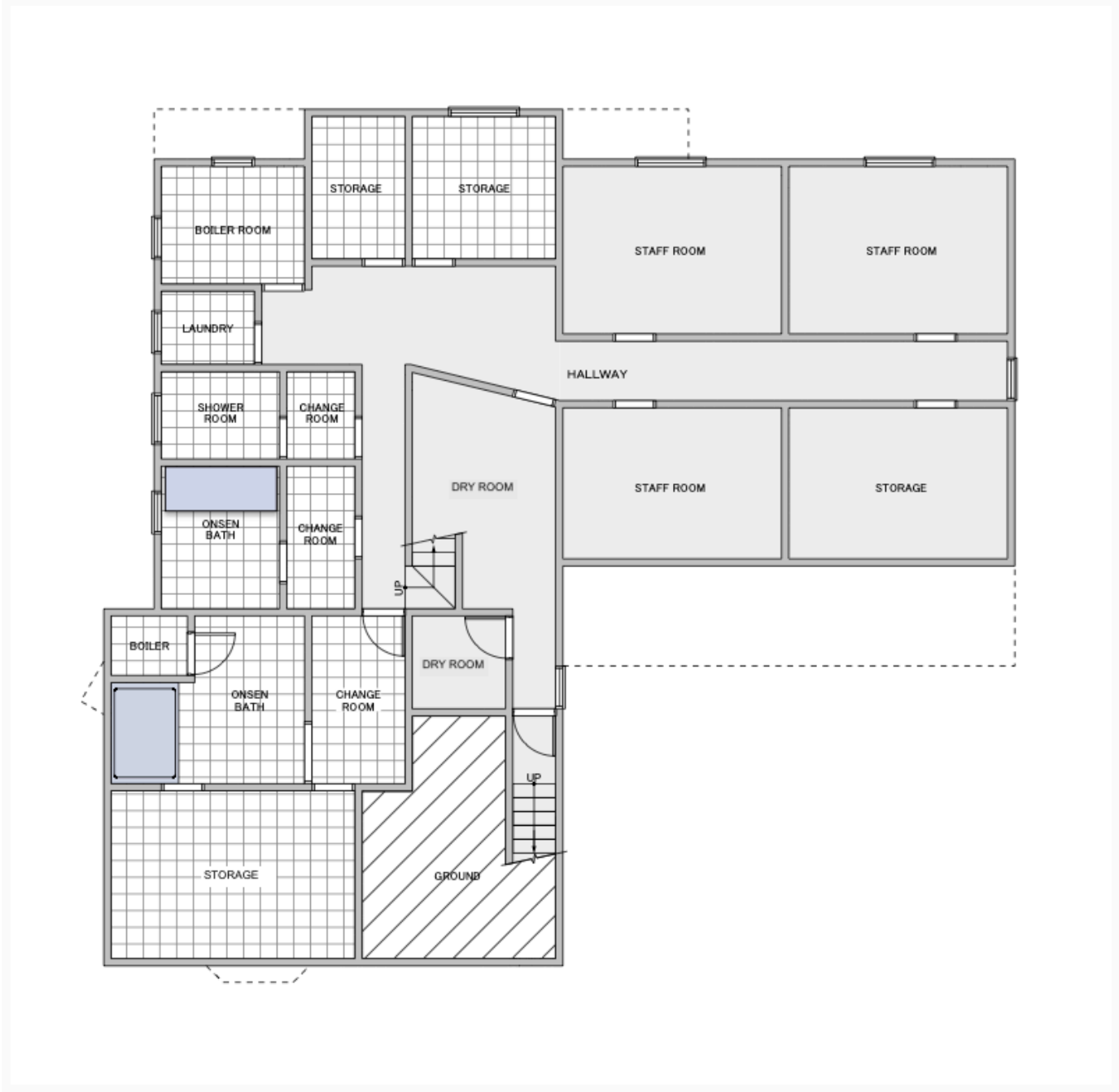
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B1 Floor

Size: 145.42m²



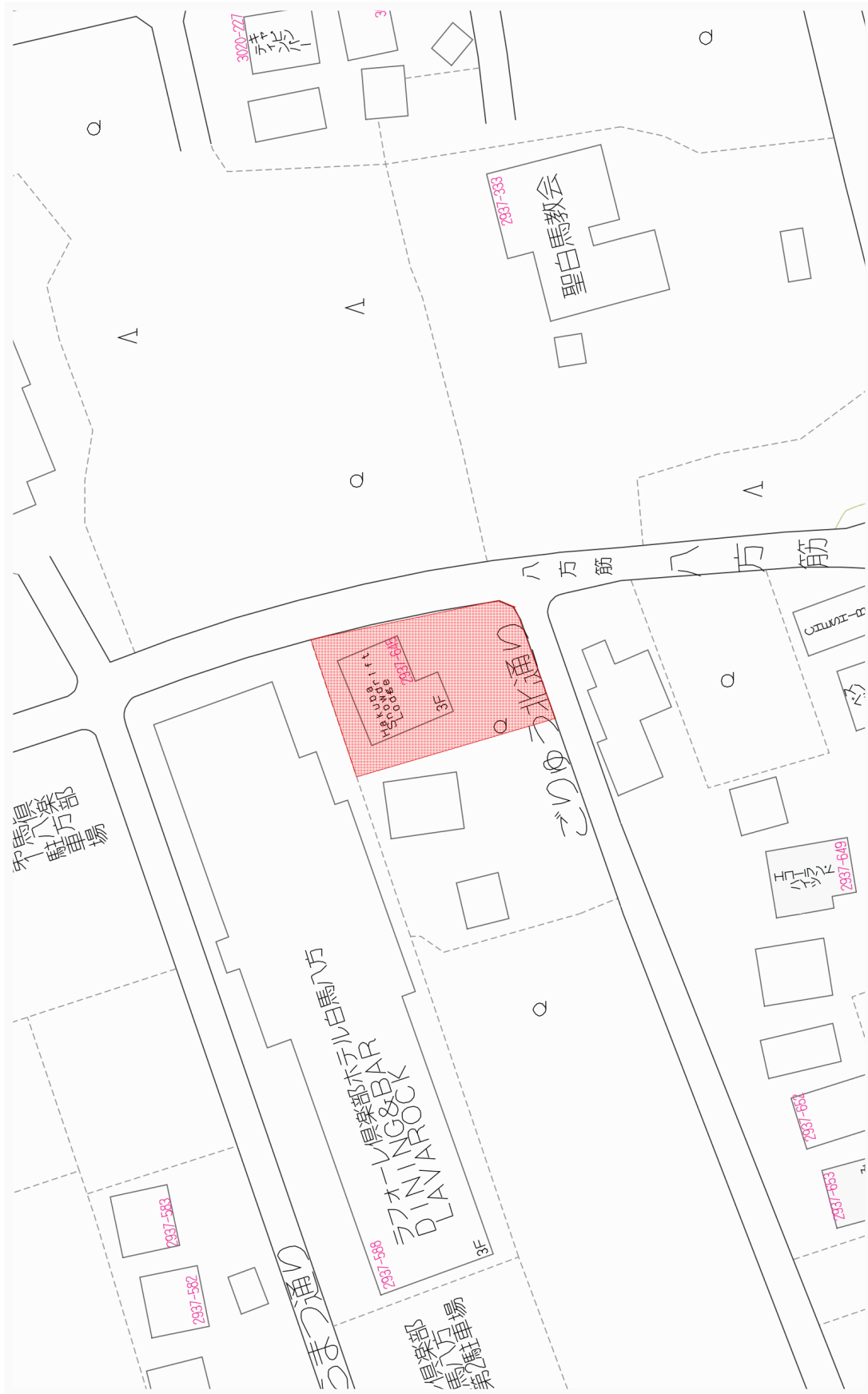
First Floor
Size: 188.87m²



Second Floor

Size: 193.06m²





Quotation (Estimate)

This is the quotation for the property stated as below.

Property Name & Number		C78 Snowdrift Lodge	
Items	Amount	Note	
Fees and taxes on purchase	Transaction Price (Tax Inclusive)	¥ 65,000,000	ESTIMATE
	Stamp Duty for contract	¥ 30,000	
	Judicial Scrivener Fee (Taxes and Fees)	¥ 300,000	
	Brokerage Commission	¥ 2,211,000	
	Total	¥ 67,541,000	
Acquisition Tax	Real Estate Acquisition Tax (Estimate)	¥ 400,000	*1
Other fees	Fixed Asset Tax (Annual & Estimate)	¥ 160,000	*2
Grand Total		¥ 68,101,000	

*1 Real Estate Acquisition Tax payment slip will be sent from the tax office at a later date (approximately 2-4 month).

*2 Fixed Asset Tax amount will differ depending on what time of year the property is purchased (maximum is quoted).