

COST OF ACQUISITION (Provisional)

Issue Date : 1-Feb-24

PROPERTY DETAILS	Beautiful Kozawa House
Address	1719-2 Aza-Kozawa, Kyowa-cho, Iwanai-gun
Purchase price	¥22,000,000

1. Expense to the Seller ¥22,064,600

Purchase price	¥22,000,000
Annual fixed assets tax (1 year)	¥64,600

2. Expense to the legal office ¥224,770

Solicitor/translation fees	¥110,000
Title registration license tax	¥106,330
Postal charge	¥8,000
Bank charge for Solicitor	¥440

3. Expense to Niseko Property ¥952,900

Niseko Property commission	¥792,000
(purchase price × 3% + ¥60000) + 10% tax	
Contract stamp duty	¥10,000
Acquisition tax (estimation)	¥150,900
(will be payable on your property within 6-12 months of title transfer)	

Total ¥23,242,270

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※ Banks may charge transfer fees separately.

Please note - Some figures are estimates only and subject to review