

APPRAISAL REPORT

February 10, 2008

Prepared for
Waka Baryu

Prepared by

Takashi Yamaguchi (Appraiser)

Value Workers, Inc.

20-1-303 Kitamachi, Shinjuku, Tokyo, 162-0834 Japan

(Signature)

Pursuant to your request, I have prepared a summary report of a complete appraisal for the subject property. The attached report details the scope of work, level of reporting, definition of value, valuation methodology, and pertinent data researched and analyzed in the development of this appraisal.

(Note)

The forecasts, projections, or operating estimates contained herein are based on current market conditions. These forecasts are, therefore, subject to changes with future conditions.

Certification

I certify to the best of my knowledge and belief that:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in and compensation for this assignment were not contingent upon developing or reporting predetermined results, the amount of the value estimate, or a conclusion favoring the client.
6. My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the US Valuation Standards (Uniform Standards of Professional Appraisal Practice).
7. I have the knowledge and experience to complete the assignment competently.
8. No one provided significant professional assistance to the person(s) signing this report.

Signature: _____

Date of certification: February 10, 2008

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I. Final Opinion, Definition of Value, Effective Date, etc.

1. Final Opinion of Value, Definition of Value.

< Final Opinion of Value >

JPY 92,200,000.-

(In terms of cash)

(Excluding consumption tax)

USD 859,033.-

(USD1 = JPY107.33)

(Date of the rate: Feb 8, 2008)

< Definition of Value >

For the purpose of this report, market value is defined as:

The most probable price which a property should bring in a competitive and open market, under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.

Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated.
2. Both parties are well-informed or well-advised, and acting in what they consider their best interests.
3. A reasonable time is allowed for exposure in the open market.
4. Payment is made in terms of cash or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

2. Effective Date of Appraisal : February 8, 2008
3. Reasonable Exposure Time : Around 6 months
4. History of Subject Property :

According to the public registry book:

Subject condominium was built on March 14, 2003, and Sadamasa

Kagami bought it on May 29, 2003. At that time, sale price of the subject property was JPY82,500,000. (including consumption tax)

Afterwards, Subject property has not been transferred to any other entities.

II. Scope of Work

This appraisal is performed based on the following conditions.

1. I checked the location and area (sq.m.) of the subject property with the:
 - Public Registry Book
 - Property Tax Notice
 - Public Sectional Map
 - Registered Land Surveyed Map
 - Registered Building Drawings; and
 - contract at the Newly Built Sales.
2. I conducted inspection on the subject property (exterior).
3. I researched and analysed the real estate market in the comparable areas.
4. I collected and examined a lot of recent sale/lease comparables in this area.
(Additional contents are included in each section of this report)

Ⅲ. Identification of the Property

1. Land

Address : 1-2-3 ABCD, EF-ward, Tokyo

<Legal description> (sq.m.: square meter)

Lot Number	Category of Land	Area (sq.m.)
1-2-3 ABCD, EF-ward, Tokyo (東京都EF区ABCD一丁目2番3)	Building site	(Registered Area)
		3,092.16
		Total 3,092.16

2. Building

<Legal description> (sq.m.: square meter)

Location, House Number	Structure, Category	Area (sq.m.)
1-2-3 ABCD, EF-ward, Tokyo (EF区ABCD一丁目2番地3) Building Name: Great Maison (建物の名称: グレートメゾン)	Reinforced concrete Flat roof 8 story	(Registered Area)
		1F 1,125.20
		2F 1,081.36
		3F 942.70
		4F 801.15
		5F 664.21
		6F 596.88
		7F 518.43
		8F 450.81
		Total 6,180.74

3. Subject property

In this appraisal, subject property to estimate is following unit.

Unit Number:	E F 一丁目2番3の608	
Unit Name:	608	
Category:	residence	
Area written in the contract:	(wall-center-measurement)	77.91 m ²
Area written in the registry book:	(wall-inside-measurement)	74.16 m ²
In this appraisal, area depends on wall-center-measurement.		77.91 m ²

4. Description on the property tax notice

(sq.m., JPY)

		Area	Assessed value	Tax base	Rate	Tax/year
Land	Fixed property tax	40.32	41,000,000	2,653,312	1.4%	37,100
	City planning tax			5,668,587	0.3%	17,000
Bldg.	Fixed property tax	74.16	23,600,000	10,372,375	1.4%	145,200
	City planning tax			10,372,375	0.3%	31,100
			64,600,000			230,400

IV. Property Right Valued

Fee simple

[Occupant: Owner]

In Japanese law (Act on Building Unit Ownership, etc.): Building unit ownership, Share in a common element, and Right to use the grounds.

V. Owner on the Registry Book

As of 25 January 2008

Sadamasa Kagami Address: 2-19-20 Kanteigaoka, XYZ-ku, Tokyo

VI. Date of Inspection and Report

01 February 2008 (Date of Inspection)

10 February 2008 (Date of Report)

VII. General Assumptions and Limiting Conditions

This valuation has been developed under the following general assumptions and limiting conditions:

1. Valuation of owner-occupied condominium unit.

Subject land and building are occupied and used by the owner. This valuation is developed under the condition that the properties are free of any rights other than ownership.

2. Area (size) of land and building depends on the public registry book. That of individual area depends on the wall-centre-measurement in the contract.

3. The property is evaluated free and clear of any or all liens or encumbrances (unless otherwise stated).

4. The forecasts, projections, or operating estimates contained herein are based on current market conditions. These forecasts are, therefore, subject to changes with future conditions.

5. Physical test for checking hazardous materials, which may or may not be present on the properties, has not been performed. The value estimated in this report is predicated on the assumption that no hazardous materials are on or in the properties that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them.

6. Any unknown conditions existing at the time of inspection could alter the value. No responsibility is assumed for latent defects of any nature which may affect value, nor for any expertise required to disclose such conditions.
7. Appraiser who performed this appraisal has no present or prospective interest in the subject property. Compensation for the appraiser is not contingent on the reporting of a predetermined value or direction in value that favors the cause of the client. This appraisal is performed in a manner that is independent, impartial and objective.

VIII. Purpose and Intended Use of the Appraisal

Purpose and Intended Use of this appraisal is to assist the financial institution in assessing the collateral value.

IX. Intended User(s)

This report is intended for use only by the lender/client.

X. Valuation Process

1. General Factors

< Economic conditions >

In Japan, poor economic conditions had continued about 1.5 decades since the collapse of the bubble economy (from 1991). Government had introduced various anti-deflation measures. Bank of Japan had continued ultra-low-interest rate policy. But, as a whole, Japanese economy had been under severe condition for a long time.

But recently flattening-off trend is becoming clearer. Stock price had hit the bottom in 2003 and then it turned up. Corporate activities also turned up.

Afterwards, US subprime loan problem came to light in the latter half of 2007, and its influence on the world economy is concerned, nowadays.

According to the “Cabinet Office Economy Watchers Survey” in January 2008, on the whole, the economy is recovering moderately.

< Land price trend >

Also, in real estate dealing market, after the collapse of the bubble economy, demand had diminished under the sluggish economy. Although the transition of

land price differs with areas, decline trend continued for over ten years.

But recently flattening-off trend is becoming clear in the metropolitan areas. And there seems Mini-bubble-phenomenon in some particular areas.

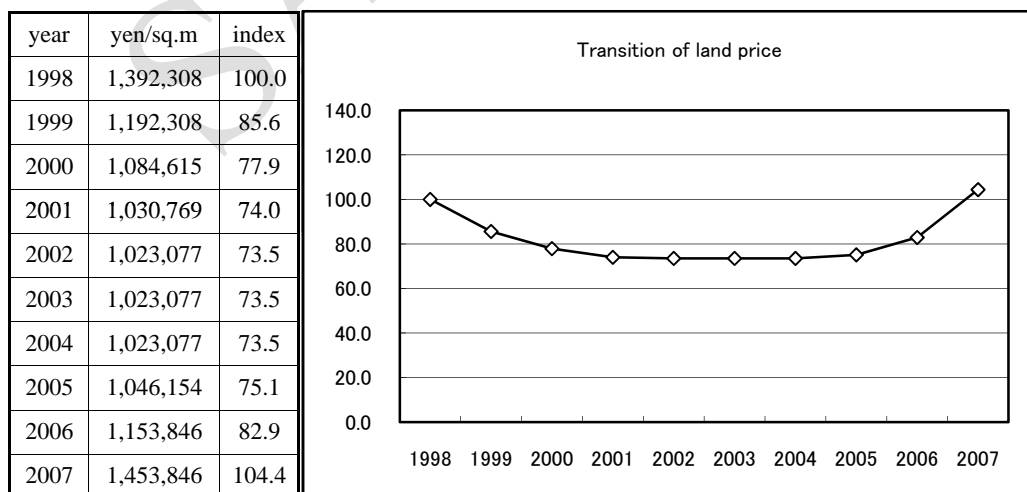
According to the public survey of land price as of July 1, 2007, national average of residential land price declined by 0.7% per year, and commercial land price rose by 1.0% per year. The average land price seems to be ending its declination of 16 consecutive years.

Main cause of it is that the three metropolitan areas (Tokyo, Osaka, and Nagoya) where demands for condominiums and offices are steady have pushed up the average land price. Average land price of the commercial area of these areas rose by 10.4% per year. In Tokyo it rose by 17.2%, and in Osaka it rose by 10.4%. The land price began to rise in the local core cities such as Sendai and Fukuoka. Land price deflation after the collapse of the bubble economy seems to be finished in these major areas.

On the other hand, in local areas, land price declined both in the commercial areas and residential areas, 15 years in a row. Decline trend is continuing still in these areas. Diversity became larger between measure areas and local areas.

One of the main factors of the land price rising in the three metropolitan areas is the huge investment money. Investment money concentrated on the real estates that would generate yield and gain. On the other hand, in local areas where populations are decreasing, yields could not be expected, so the investment money also could not be expected.

< Transition of Published land price near the subject property >



< Market trend of real estate investment such as J-REIT >

J-REIT (Japan Real Estate Investment Trust) was founded in 2001. The new

listing increased rapidly from 2005 to 2006, and the market price rose remarkably from the latter half of 2006 to the first half of 2007.

However, the US subprime loan problem came to light in June, 2007. The worldwide financial crisis occurred and the market changed into decline.

< Average Cap-Rates of newly purchased J-REIT properties >

The average Cap-Rates of Direct Capitalization Method that were used in the valuations of J-REIT's newly purchased properties in the past 3 years in Tokyo 23 wards are as follows.

<Residential Property>

Years old	Story	Number purchased	Sum of the purchase price	Sum of the appraisal value	Average Cap-Rates
under 10 years	under 20 story	437	¥779.9billion	¥781.9billion	4.93%
10 years or more	under 20 story	125	¥97.8billion	¥99.2billion	5.41%
under 10 years	20 story or more	8	¥99.6billion	¥100.1billion	4.63%
10 years or more	20 story or more	4	¥35.8billion	¥35.9billion	4.63%

< Condominium market trend >

According to the National Real Estate Information Center, the average unit price of the new condominiums in Tokyo metropolitan area rose by 13.8% per year in 2007.

In Tokyo 23 wards it rose by 22.50%. In Tokyo Santama Area it rose by 11.6%. In Kanagawa Prefecture, it rose by 8.4%. In Saitama Prefecture, it rose by 9.3%. In Chiba Prefecture, it rose by 14.7%. In Ibaraki Prefecture, it rose by 11.5%.

< Transition of average unit price of newly built condominiums in this area >

In this table we can see the transition of average unit price of newly built condominiums in this area.

< EF Ward >

Year	Bldg.	Units	10,000yen	10,000yen/3.3sq.m.	Index	Rate/Year	10,000yen	sq.m.	
			JPY	sq.m.			U. Price	Av. Price	Av. Area
1990	6	141	2,115,185	5,704	1,225.9	100.0	15,001	40.5	
1991	3	25	450,108	1,384	1,075.1	87.7	△ 12.3	18,004	55.4
1992	1	15	71,820	337	704.5	57.5	△ 34.5	4,788	22.5
1993	8	165	1,543,402	9,940	513.3	41.9	△ 27.1	9,354	60.2
1994	12	380	2,422,532	21,105	379.5	31.0	△ 26.1	6,375	55.5
1995	8	244	1,361,089	13,881	324.1	26.4	△ 14.6	5,578	56.9
1996	34	919	5,999,875	58,916	336.7	27.5	3.9	6,529	64.1
1997	65	1,652	10,529,130	106,275	327.5	26.7	△ 2.7	6,374	64.3
1998	61	1,075	5,816,330	62,291	308.7	25.2	△ 5.8	5,411	57.9
1999	71	1,995	11,248,900	111,150	334.6	27.3	8.4	5,639	55.7
2000	70	1,909	10,034,400	112,289	295.4	24.1	△ 11.7	5,256	58.8

2001	54	1,443	8,720,414	81,576	353.4	28.8	19.6	6,043	56.5
2002	38	1,113	5,737,710	56,583	335.2	27.3	△ 5.1	5,155	50.8
2003	51	1,584	6,334,565	67,488	310.3	25.3	△ 7.4	3,999	42.6
2004	52	1,279	6,300,076	61,918	336.4	27.4	8.4	4,926	48.4
2005	26	617	3,565,392	35,185	335.0	27.3	△ 0.4	5,779	57.0
2006	9	209	2,004,580	16,338	405.6	33.1	21.1	9,591	78.2
2007	13	277	4,619,550	24,663	619.2	50.5	52.7	16,677	89.0

2. General Condition of Community

< History of EF Ward >

EF Ward was born in 1932 as a ward of Tokyo City. It is located in the east of Tokyo, and southwest of Tokyo-23-wards. It has a total area of 15.11 square kilometers, and is located on the Yodobashi-tableland of which altitude is 30 to 60 meters.

After the World War II, the commercial area around the EF Station had recovered as a place of popular resort. After 1960s, high-rise buildings had been constructed rapidly. After the Tokyo-Olympics in 1964, urban renewal constructions had been continued. Afterwards, it has grown into one of the most famous commercial areas in Japan.

EF Ward also includes some of the most famous high-grade residential areas in Tokyo. Especially, Shoto area and Yoyogi-uehara area are famous high-grade residential areas.

And EF Ward is also a famous educational city in which many cultural facilities, foreign embassies, and universities are located.

< Population >

At the peak, EF Ward had population of around 285,000 and number of household of 93,000 in 1963. Afterwards, the population had decreased (particularly in the bubble era). It was backed by the decline of birth rate, progress of the aging society, and rapid land price hike.

But, after 1997 the population increased under the land price decline. Particularly, the number of household increased according to the increase of nuclear families. The average household is 1.7 recently. In 2007, the population is 197,852, and the number of household is 117,776.

Year	Population	Household
Jun/30/1980	240,418	112,591
Jun/30/1985	232,531	114,440
Jun/30/1990	207,822	104,465

Jun/30/1995	184,880	96,515
Jun/30/2000	187,948	103,894
Jun/30/2005	194,891	113,023
Jun/30/2006	197,620	116,850
Jun/30/2007	197,852	117,776

< Transportation >

JR Yamanote Line, JR Chuo Line, JR Saikyo Line, JR Shonan-Shinjuku Line, Tokyu-Toyoko Line, Tokyu-Den-en-toshi Line, Keio Line, Keio-Inogashira Line, Odakyu Line, Ginza Subway Line, Hibiya Subway Line, Chiyoda Subway Line, Hanzomon Subway Line, Shinjuku Subway Line, and Oedo Subway Line run through this ward.

Now new subway line (Fuku-toshin Subway Line) is under construction. Operation is scheduled to start in June, 2008. It will connect three big stations i.e. PQR, STU, and EF.

Municipal bus line and private bus lines are running throughout the ward. Traffic system is quite convenient in this ward.

< Roads >

Gaien-nishi-dori Avenue (prefectural belt line), Meiji-dori Avenue (prefectural belt line), Yamate-dori Avenue (prefectural belt line), Koshu-kaido Avenue (national road), Route 246 (national road), Expressway No.3, and Expressway No.4, etc., run through this ward.

< Infrastructure >

The diffusion of public water service, public sewage service, and city gas service are almost 100%.

< Commercial Base >

Harajuku area and Jingumae area are one of the most famous fashion centers in Japan. Shopping area along the Omotesando Street is changing into the most famous high-class fashion centers in Japan. Commercial area around the Ebisu Station is a famous business and shopping area. Area around the Daikan-yama Station has been redeveloped into a fashionable commercial area. Yoyogi area is located near the Shinjuku Station and new high-rise buildings has been constructed recently.

< Trading area and Customers >

Commercial areas in EF Ward have broad trading areas which expand to Tokyo,

Kanagawa, and Japan.

< Future Trend >

EF Ward had been a famous commercial and residential area for a long time. Many head offices of IT related industries are concentrated in this ward. And, nowadays, construction project of a new subway line, reconstruction project of the Tokyu-Bunka-kaikan, redevelopment project of the Sakura-gaoka area, etc., are proceeding.

This ward would keep the supremacy also in the future as one of the most famous commercial and residential area in Japan.

3. Location and Transportation

Nearby railroad station:

EF station on the JR Yamanote Line

Direction and distance (road line) from the nearby railroad station:

Northeast About 650 m

4. General Condition of Subject Neighborhood

(1) Range

I identified the subject neighborhood in the following range on the front street, starting from the subject property.

West	About	150 m
East	About	150 m

(2) Characteristics of the Subject Neighborhood

< Street condition >

Paved public road of 8m width is considered to be standard in this area, and arrangement and continuity of the streets are rather good.

< Access >

Access to the nearby railroad station:	Considerably good
Access to the nearby shopping center:	Considerably good
Access to the public offices:	Considerably good

< Environmental conditions >

High-rise condominium buildings are located in this area. This area is allowed to use a higher Maximum Floor Area Ratio to build condominiums.

< Standard use of land in the area>

Width of the road: 8m width public road
Standard lot size: Around 5000 square meters
Standard use: Site of a condominium

< Future trend >

Few factors are observed which change the subject neighborhood in the near future.

5. General Condition of Subject Property, and Zoning

The property-specific value factors of subject land are as follows.

(1) Street conditions

< Lot classification >

Lot which fronts to three streets

< Condition of the streets >

Direction	Width	Pavement	Classification	Ground height
West	around 10.0m	Paved	Public road	Equal level
South	around 8.0m	Paved	Public road	Equal level

(2) Lot conditions

< Topography >

Nearly flat

< Shape >

Close to trapezoid

< Dimensions >

Around 90 m X 70 m

(3) Lifeline

< Electric power service > Served
< Public water service > Served
< Public sewer service > Served
< City gas service > Served

(4) Zoning Districts

< Designation as the City Planning Area >

Designated . . . Located in the: Urbanization Area

The City Planning Area is the place to which the city plan is designated and the City Planning Law and other related laws are applied. City planning can in principle only be carried out in a City Planning Area. The City Planning Area, whose purpose is to regulate city development and prevent urban sprawl, is divided into 2 areas: the Urbanization Area and the Urbanization Control Area. The City Planning Areas that have not been divided are called the Undivided City Planning Area.

< Local Zoning Regulations >

Range: Whole subject land

Basic Zoning:

The subject property is located in an area designated as the:

Second-type Residential Zone

This zone is targeted at the residential areas where shops and offices coexist. This zone is established to provide living areas where developments are regulated mainly to protect residential environment.

< Building Restriction >

Maximum Building Coverage Ratio: 60 %

Maximum Floor Area Ratio: 200 % ... *

* Restriction by the front street width: Not applied

(Article 52, 2nd clause of the Building Standards Law)

(5) Present use of the land

Site of a condominium

(6) Subject Building

< Completion of construction >

February 1, 2003 (5.0 years old)

< Grade of materials and construction >

Considerably good

< Present use >

Condominium unit

< Maintenance and management >

Considerably good

< Degree of depreciation >

Considerably good

6. Highest and Best Use

< Highest and Best Use of the Land as though Vacant >

I think the Highest and Best Use of the subject land as though vacant is the use as the site for condominium.

< Highest and Best Use of the Subject Property as Improved >

I think the Highest and Best Use of the subject property as improved is the use as the condominium unit.

SAMPLE

7. Application of Appraisal Methods

In this appraisal, I applied Cost Approach, Market Approach, and Income Approach to estimate the value of subject property.

A. Cost Approach

i. Value of the Condominium

a. Land Value

In this appraisal, I applied Market Approach and Income Approach to estimate the value of subject land.

In built-up areas, we can hardly apply Cost Approach for lands. It is common also in other countries.

(1) Market Approach (Land)

I collected a lot of comparables of land transaction in the subject and comparable neighborhoods. Then, I compared the subject land with the comparables from the viewpoint of market-specific value factors and property-specific value factors.

And I estimated the "Value indicated by the Market Approach" for:

.. JPY 1,384,000 per sq.m. .. See Sheet- I

(2) Income Approach (Land Residual Method)

On the assumption of construction of an office building for rent, land value was indicated by the land residual method.

All expense was deducted from all income which would be generated from the assumed improved property, and Net Operating Income (NOI) was indicated. Then NOI that belongs to the building was deducted from it, and NOI that belongs to the land was indicated. NOI that belongs to the land was divided by appropriate capitalization rate.

And I estimated the "Value indicated by the Income Approach" for:

.. JPY 1,360,000 per sq.m. .. See Sheet- II

(3) Reconciliation

Diversity resulted among indicated values.

Sales Comparison Method was applied with comparative study of many recent comparables. Various comparisons were performed suitably by checking the

value factors. They are credible and reliable. So, the indicated value reflects the reality of the market at the effective date of the appraisal.

The Value indicated by the Income Capitalization Method is the total present value of net return expected from the subject land in the future. It is considerably difficult to forecast the future NOI. However, it reflects the income-producing capacity in which the essence of the economic value is created. Therefore, it must be esteemed as a verification means of value.

I reexamined each stages of appraisal process objectively and critically, and reconsidered the feature of the methods and data.

Gov. published land price was also taken into account. And I estimated the value of subject land to be:

Unit Value		Land Area		Land Value
.. 1,384,000 per sq.m.	X	3,092.16 sq.m.	≐	JPY 4,279,500,000.-

b. Reproduction Cost of the Building

Materials of the building, the grade of construction and the trend of the building costs were examined, and I estimated the subject building reproduction cost as follows.

Japanese real estate market is now under the condition that is not easily foreseeable due to the economic uncertainty. In addition, as a result of the revision of the Building Standards Law in June 2007, building confirmation procedures stagnated.

Construction-cost-hike came to light in the latter half of 2007. Contractors' estimates soared by 10% to 20% until the end of 2007. One major factor is the price-hike of construction materials such as steel according to the increased demand in emerging economies such as China. Another major factor is the stagnated building confirmation. Since the number of constructions decreased sharply in a short term, contractors started to raise their charge to avoid their financial troubles.

In this appraisal, although depending on the standard cost, cost hike is also taken into account, I estimated the reproduction cost as follows.

Unit Cost		Total Floor Area		Building Cost
.. 257,000 per sq.m.	X	6,180.74 sq.m.	≐	JPY 1,588,500,000.-

Ordinary overheads of the condominium construction were estimated to be:

→	20%	of the sum of Land Value and Building Cost.			
→	4,279,500,000	+	1,588,500,000	≐	JPY 5,868,000,000.-
→	5,868,000,000	×	20%	≐	JPY 1,173,600,000.-

Reproduction cost which includes ordinary overheads was estimated to be:

→	1,588,500,000	+	1,173,600,000	≐	JPY 2,762,100,000.-
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c. Reproduction Cost of the Condominium

The land value indicated by (a.) were added to the reproduction cost of the subject building indicated by (b.), and I estimated the Reproduction cost of the subject property to be:

$$\dots 4,279,500,000 + 2,762,100,000 = \text{JPY } 7,041,600,000.-$$

d. Depreciation

Depreciated value (based on physical, functional, economical factor, which is estimated by the methods based on economic life and observation) was deducted from the reconstruction cost of the subject property, and I estimated the "Value indicated by the Cost Approach" of the whole condominium to be...

$$\dots \text{JPY } 6,747,000,000.-$$

(Items)

Land value .. JPY 4,279,500,000.-

Building value .. JPY 2,467,500,000.-

<Calculation process>

Land .. Devaluation according to the unsuitable use: 0% is estimated
 4,279,500,000 X 100% ≐ JPY 4,279,500,000.-

Building .. Straight line method

Salvage value of skelton: 0% is estimated

Salvage value of installations: 0% is estimated

skelton: 2,762,100,000 X 0.80 X (1 - 5.0 / 100) × 100%
 + 2,209,680,000 X 0% ≐ JPY 2,099,200,000.-

install.: 2,762,100,000 X 0.20 X (1 - 5.0 / 15) × 100%
 + 552,420,000 X 0% ≐ JPY 368,300,000.-

subtotal JPY 2,467,500,000.-

Devaluation based on observation: 0% is estimated

skelton: 2,099,200,000 X 100% ≐ JPY 2,099,200,000.-

install.: 368,300,000 X 100% ≐ JPY 368,300,000.-

subtotal JPY 2,467,500,000.-

Marketability as a combined property

Devaluation according to the combination: 0% is estimated

Land .. 4,279,500,000 X 100% ≐ JPY 4,279,500,000.-

Building .. 2,467,500,000 X 100% ≐ JPY 2,467,500,000.-

Total JPY 6,747,000,000.-

e. Ratio of Utility

I evaluate the ratios of utility as below. .. See Attached Sheet-III

Floor utility ratio: 0.102811

Situation utility ratio: 0.132774

ii. Value of the Subject Unit

Whole condominium value was multiplied by Floor utility ratio and Direction utility ratio, and I estimated the "Value indicated by the Cost Approach" to be...

$$\begin{array}{rccccccc} \text{Whole condo value} & & \text{Floor} & & \text{Situation} & & \\ 6,747,000,000 & \times & 0.102811 & \times & 0.132774 & \doteq & \text{JPY 92,100,000.-} \end{array}$$

B. Market Approach

Sales Comparison Method was applied with comparative study of many recent comparables. Various comparisons were performed suitably by checking the value factors. They are credible and reliable. So, the indicated value reflects the reality of the market at the effective date of the appraisal.

And I estimated the "Value indicated by the Market Approach" to be...

.. JPY 92,200,000.- .. See Sheet-IV

Note:

Along with the market recovery, investment money flowed into the skyscraper condominiums in the central Tokyo, and their price soared.

The resale prices have exceeded the prices of their new condo sales. Sometimes it has been higher by 70% to 110%.

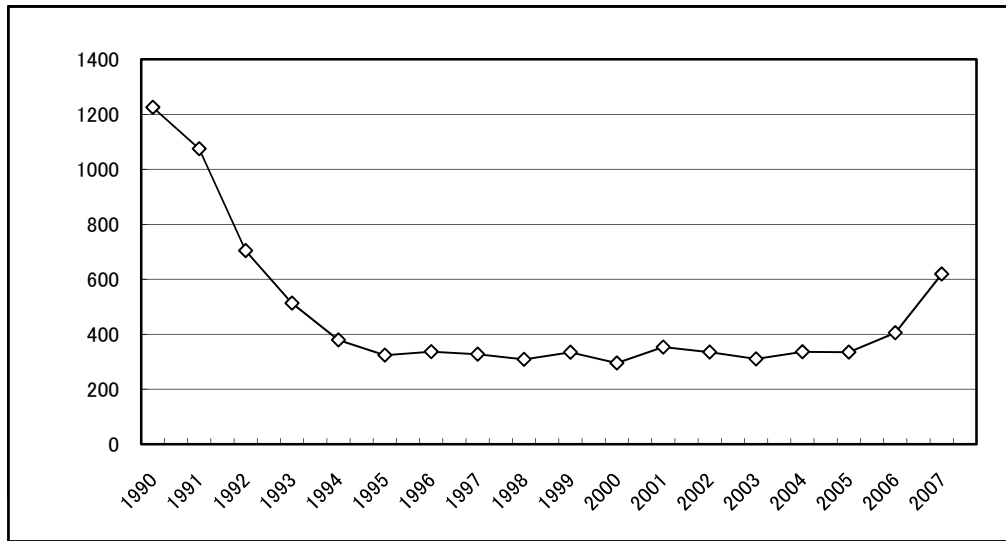
However, the property investment declined as the subprime loan problem came to light.

So, in this appraisal, -25% sale condition adjustments were applied to the comparable of which cap-rates were too low.

Note:

2003 when this condominium was newly sold is the time when the average sale price of the newly built condominiums in this area had been lowest after the bubble economy collapsed.

<Average sale price in EF Ward (JPY10000/3.3sq.m.)>



C. Income Approach (Direct Capitalization Method)

All expense was deducted from all income which would be generated from the subject property, and the Net Operating Income (NOI) was indicated. Then the NOI was capitalized by the appropriate capitalization rate.

And I estimated the "Value indicated by the Income Approach" to be...

.. JPY 94,800,000.- .. See Sheet-V

D. Income Approach (DCF Method)

The future income, expense, capital expenditures, etc. were analyzed. And the future cash flow which subject property would generate was indicated. Then the Net Cash flow was discounted to the present value by the appropriate discount rate.

And I estimated the "Value indicated by the Income Approach" to be...

.. JPY 90,900,000.- .. See Sheet-VI

E. Reconciliation and Final Opinion of Value

As above mentioned,

Value indicated by Cost Approach: JPY 92,100,000.-

Value indicated by Market Approach: JPY 92,200,000.-

Value indicated by Income Approach (Direct): JPY 94,800,000.-
 Value indicated by Income Approach (DCF): JPY 90,900,000.-

Diversity resulted among indicated values.

Cost Approach was applied with comparative study of many recent land sales. Various comparisons were performed suitably by checking the value factors. They are credible and reliable. And building value was indicated by suitable calculation. So, the indicated value has reliability. This indicated value is respected in sales of owner occupied properties other than condominium in

Sales Comparison Method was applied with comparative study of many recent comparables. Various comparisons were performed suitably by checking the value factors. They are credible and reliable. So, the indicated value reflects the reality of the market at the effective date of the appraisal. This indicated value is respected especially in owner occupied condominium unit in Japan.

Income Approach indicates the total present value of net return expected from the subject property in the future. It is considerably difficult to forecast the future NOI or Net cash flow. However, it reflects the earning power in which the essence of the economic value is created. This indicated value is especially respected in sales of leased fee properties in Japan. Therefore, it must be

I reexamined each stages of appraisal process objectively and critically, and reconsidered the feature of the methods and data. And, I estimated the value of the subject property to be:

.. JPY 92,200,000.-

Values were divided in proportion to the value indicated by Cost Approach.

Land value ..	92,200,000	X	4279.5	÷	6747.0	≐	58,500,000
Building value ..	92,200,000	X	2467.5	÷	6747.0	≐	33,700,000

(Excluding consumption tax)

Land Sale Comparables Analysis

C o m p a r i s o n	Location		Category, size, date		Sale price (A)	Sale conditions (B)	Time adjustment (C)	Standardizing (D)	Market factors (E)	Adjusted sale price A × B × C × D × E	Adjusted price mean	Property factors	Indicated Land value	
	A	LP1-chome, EF-ku	category	building site		1,378,033 JPY/sq.m.	100	140	100	100	1,607,705 JPY/sq.m.	1,538,000 JPY/sq.m.	90 100 ⑪	1,384,000 JPY/sq.m.
			size	826.54sq.m.			100	100	100	120				
			date	Nov 30,2005					①	②				
	B	EF 1-chome, EF-ku	category	building site		1,695,588 JPY/sq.m.	100	133	100	100	1,553,121 JPY/sq.m.	1,538,000 JPY/sq.m.	90 100 ⑪	1,384,000 JPY/sq.m.
			size	340.85sq.m.			100	100	120	121				
			date	Aug 07,2006					③	④				
C	EF 4-chome, EF-ku	category	building site		1,319,323 JPY/sq.m.	100	120	100	100	1,453,800 JPY/sq.m.	1,538,000 JPY/sq.m.	90 100 ⑪	1,384,000 JPY/sq.m.	
		size	748.49sq.m.			100	100	90	121					
		date	May 10,2007					⑤	⑥					
α	Gv. Published Land Price GH-cho, EF-ku	category	building site		1,453,846 JPY/sq.m.	—	103	100	100	— JPY/sq.m.	—	90 100 ⑪	1,321,000 JPY/sq.m.	
		size	358.00sq.m.				100	100	102					
		date	Jan 01,2008					⑦	⑧					
β		category			— JPY/sq.m.	—	103	100	100	— JPY/sq.m.	—	90 100 ⑪	0 JPY/sq.m.	
		size					100	100	100					
		date	Jan 01,2008					⑨	⑩					
F a c t o r s	Property-specific value factors and standardizing (D)							Market-specific value factors (E)						Memo
	street	access	environ-ment	regulation	site	other	total	street	access	environ-ment	regulation	other	total	
	100/100	100/100	100/100	100/100	100/100	100/100	100/100	100/100	100/100	100/100	100/120	100/100	100/120	
	100/100	100/100	100/100	100/100	100/120	100/100	100/120	100/100	100/101	100/100	100/120	100/100	100/121	
	100/100	100/100	100/100	100/100	100/90	100/100	100/90	100/100	100/101	100/100	100/120	100/100	100/121	
	100/100	100/100	100/100	100/100	100/100	100/100	100/100	100/100	100/102	100/100	100/100	100/100	100/102	
	100/100	100/100	100/100	100/100	100/100	100/100	100/100	100/100	100/100	100/100	100/100	100/100	100/100	
	100/100	100/100	100/100	100/100	100/90	100/100	90/100	Memo						

Time adjustment	January 1, 2006 ~	December 31, 2006	+ 10.3%
	January 1, 2007 ~	December 31, 2007	+ 26.0%
	January 1, 2008 ~	February 8, 2008	+ 2.7%

Value Factors

			Comparable A	Comparable B	Comparable C	Published α	Published β	Subject Land	Memoranda
P r o p e r t y F a c t o r s	Street	Arrangement, Continuity							
		Pavement							
		Other							
	Access	Station, Bus stop							
		Shopping center, City office							
		Other							
	Environment	Pollution, Noise							
		Residential, Commercial							
		Other							
	Administration	Maximum floor area ratio							
Regulation factors									
Other									
Site	Corner lot, etc.						+ 10	corner lot	
	Shape			- 10					
	Size		+ 20				- 20		
	Ground height								
	Other								
Other									
M a r k e t F a c t o r s	Street	Arrangement, Continuity							
		Pavement							
		Other							
	Access	Station, Bus stop		+ 1	+ 1	+ 2			
		Shopping center, City office							
		Other							
	Environment	Pollution, Noise							
		Living Env., Commercial Env.							
		Other							
	Administration	Maximum floor area ratio	+ 20	+ 20	+ 20				
Regulation factors									
Other									
Other									

Income Capitalization (Land Residual Procedure)

Sheet- II

1. Conditions of Lease

Conditions	Floor	Total Area	%	Rentable Area	Unit Rent	Rent / Month	R-Deposit	NR-Deposit	Site Area	3,092.16 m ²	Available Area	3,092.16 m ²
	1F	1,125.20m ²	89.4%	1,006.00m ²	4,704/m ²	4,733,000	9,466,000	9,466,000	Structure	Condominium		
	2F	1,081.36m ²	98.5%	1,065.43m ²	4,871/m ²	5,189,000	10,378,000	10,378,000				
	3F	942.70m ²	98.5%	928.57m ²	5,000/m ²	4,643,000	9,286,000	9,286,000				
	4F	801.15m ²	98.4%	787.99m ²	5,147/m ²	4,055,000	8,110,000	8,110,000	Building Area	Total	6,180.74 m ²	
	5F	664.21m ²	98.2%	652.56m ²	5,300/m ²	3,459,000	6,918,000	6,918,000				
	6F	596.88m ²	98.2%	586.00m ²	5,369/m ²	3,146,000	6,292,000	6,292,000	Building Value	JPY 1,593,200,000.-		
	7F	518.43m ²	98.0%	508.09m ²	5,542/m ²	2,816,000	5,632,000	5,632,000				
	8F	450.81m ²	97.8%	440.96m ²	5,807/m ²	2,561,000	5,122,000	5,122,000	Memo	In this sheet, new highest and best use building is assumed to be constructed.		
Sum	6,180.74m ²	96.7%	5,975.60m ²			30,602,000	61,204,000	61,204,000				

2. Calculation of Income

Items		Calculation Process
① Rent	JPY 367,224,000	JPY 30,602,000 × 12months
② Interest on Refundable deposit	JPY 1,836,120	JPY 61,204,000 × 3.0%
③ Interest on N-refundable deposit	JPY 11,298,136	(6years 3.0% Annual Amortization) JPY 61,204,000 × 0.184598
④ Parking lot fees	JPY 15,360,000	JPY 40,000 × 32 × 12months
⑤ Charges for Common area	JPY 0	
⑥ Total (① ~ ⑤)	JPY 395,718,256	

4. Calculation of Expense

Items		Calculation Process
① Cost of repair	JPY 19,785,913	JPY 395,718,256 × 0.05
② Management fee	JPY 11,016,720	JPY 367,224,000 × 0.03
③ P. Tax	Land Bldg JPY 4,149,403 JPY 13,542,200	Estimate Estimate 1,593,200,000 × 0.5 × 0.017
④ Insurance	JPY 1,593,200	JPY 1,593,200,000 × 0.001
⑤ C-loss-A.	JPY 0	
⑥ Vacancy loss	JPY 16,488,261	JPY 395,718,256 × 1 / 24
⑦ Replacement-A.	JPY 1,593,200	JPY 1,593,200,000 × 0.001
⑧ Other expense	JPY 0	
⑨ Other expense	JPY 0	
⑩ Total (① ~ ⑨)	JPY 68,168,897	Unit price / Site Expense Ratio JPY 22,046/m ² 17.2 %

3. Interest Rates

r : Basic Rate	5.0 %	g : Growth Rate	0.0 %
a : Frame (F.Value/B.Value)	80 %	na : Economic Life (Frame)	40.0 year
b : Installations (I.Value/B.Value)	20 %	nb : Economic Life (Install.)	15.0 year
		m : Construction term	1.0 year

5. NOI (Building)

Items	Building Value	Calculation Process
① Building Initial Investment	JPY 1,593,200,000	JPY 257,000/m ² × 6,180.74 m ² × (1 + 0.003)
② PI-increasing Amortization rate	0.0658908	Frame 0.058278 × 80 % + Installations 0.096342 × 20 %
③ Building NOI (①×②)	JPY 104,977,223	

6. Value indicated by Income Approach

(A) NOI (Income - Expense) = JPY 327,549,359.-
 (B) NOI (Building) = JPY 104,977,223.-
 (C) NOI (Land) (A) - (B) = JPY 222,572,136.-
 (D) NOI (Land) ((0.94493 on account of construction term .. (rate) = JPY 210,315,089.-

Land Value: (D) ÷ 5.0 % ÷ (r-g) = JPY 4,206,300,000.-
 (JPY 1,360,000/m²)

Ratio of Utility
(According to the floor)

Floor	① Floor Amenity	② GLA (sq.m.)	③ Utility Product ① × ②	④ Others (sq.m.)	⑤ Utility Product ① × ④	⑥ Utility Product ③ + ⑤	⑦ Utility Ratio ③ ÷ ⑥ sum
8F	1.161	440.96m ²	512.162		0.000	512.16	0.083682
7F	1.108	508.09m ²	563.123		0.000	563.12	0.092009
6F	1.074	586.00m ²	629.239		0.000	629.24	0.102811
5F	1.060	652.56m ²	691.734		0.000	691.73	0.113022
4F	1.029	787.99m ²	811.091		0.000	811.09	0.132524
3F	1.000	928.57m ²	928.570		0.000	928.57	0.151719
2F	0.974	1,065.43m ²	1,037.869		0.000	1,037.87	0.169577
1F	0.941	1,006.00m ²	946.541		0.000	946.54	0.154655
s.sum		5,975.60m ²	6,120.328	0.00m ²	0.000	6,120.33	0.999999
other			0.000		0.000	0.00	0.000000
sum		5,975.60m ²	6,120.328	0.00m ²	0.000	6,120.33	0.999999

(According to the situation on the floor)

No.	① Direction Amenity	② GLA (sq.m.)	③ Utility Product ① × ②	④ Others (sq.m.)	⑤ Utility Product ① × ④	⑥ Utility Product ③ + ⑤	⑦ Utility Ratio ③ ÷ ⑥ sum
601	1.081	77.54m ²	83.833		0.000	83.83	0.140242
602	0.982	72.62m ²	71.343		0.000	71.34	0.119348
603	0.991	72.62m ²	71.982		0.000	71.98	0.120416
604	1.000	72.62m ²	72.620		0.000	72.62	0.121484
605	0.996	63.73m ²	63.446		0.000	63.45	0.106137
606	1.095	81.83m ²	89.566		0.000	89.57	0.149832
607	0.977	67.13m ²	65.616		0.000	65.62	0.109767
608	1.019	77.91m ²	79.369		0.000	79.37	0.132774
s.sum		586.00m ²	597.775	0.00m ²	0.000	597.77	1.000000
other			0.000		0.000	0.00	0.000000
sum		586.00m ²	597.775	0.00m ²	0.000	597.77	1.000000

Condo Sale Comparables Analysis

Sheet-IV

Effective Date: Feb/08/2008

	Sales price	GLA	Unit price
①	82,250,000	72.62	1,132,608
②	72,000,000	63.73	1,129,766
③	95,500,000	81.83	1,167,054
④	75,000,000	67.13	1,117,235
⑤	89,200,000	77.91	1,144,911
	(JPY)	(sq.m.)	(JPY/sq.m.)

All comparables are in the same condominium project.

Value factors		Items					Sub	Com ①	Com ②	Com ③	Com ④	Com ⑤			
Location	F T	to station	~3 min. 5	~6 min. 0	~10 min. -5	~15 min. -13									
	B U	to bus stop	~10 min. 0	~15 min. -5	~20 min. -10										
	S	to station	~3 min. 0	~6 min. -3	~10 min. -8	~15 min. -16									
Leasehold/Fee simple		Fee simple	0	Surface right	-5	Leasehold	-10								
Actual age							-1.0	-1.0	-1.0						
Floor location		(See: Ratio of Utility)													
Direction/view/room		(See: Ratio of Utility)					7.4	10.8	6.0	6.0	0.0	-2.6			
Environment		Not good	5	Not so good	0	Normal	-3	Good	-5	Very good	-10				
Design/Construction		Not good	6	Not so good	3	Normal	0	Good	-3	Very good	-6				
Sunshine/Ventilation		Not good	6	Not so good	3	Normal	0	Good	-3	Very good	-6				
Noise/Vibration		Not good	0	Not so good	-2.5	Normal	-5	Good	-10	Very good	-15				
Common elements/rec.		0m~	-3	5m~	-1.5	10m~	0	20m~	3	30m~	6	40m~	8	50m~	10
Other value factors															
sum						7.4	9.8	5.0	5.0	0.0	-2.6				
Time adjustment						0.0 %	months	11	11	8	4	0			

	sale price	sale condition	time adjustment	above adjustment	
①	1,132,608 /m ²	100 %	100.0 %	107.4 / 109.8	1,107,315 (JPY/sq.m.)
②	1,129,766 /m ²	100 %	100.0 %	107.4 / 105.0	1,155,326 (JPY/sq.m.)
③	1,167,054 /m ²	100 %	100.0 %	107.4 / 105.0	1,193,457 (JPY/sq.m.)
④	1,117,235 /m ²	100 %	100.0 %	107.4 / 100.0	1,199,672 (JPY/sq.m.)
⑤	1,144,911 /m ²	100 %	100.0 %	107.4 / 97.4	1,262,037 (JPY/sq.m.)
Average:					1,183,561 (JPY/sq.m.)

Indicated value: 1,183,561 (JPY/sq.m.) × 77.91 sq.m. ≒ JPY 92,200,000.-

Income Capitalization (Direct Capitalization Method)

Sheet-V

1. Conditions of Lease

C o n d i t i o n s	Floor	Total Area	%	Rentable Area	Unit Rent	Rent / Month	C-Common Area	R-Deposit	Site Area	Available Area	m ²
	34F	77.91 m ²	100.0%	77.91 m ²	JPY 5,495/m ²	JPY 428,115	JPY 15,000	JPY 856,230			
									Structure	Condominium unit	
									Building Area	Total	77.91 m ²
									Reproduction Cost	JPY 20,710,897.-	
									Memo		
	Sum	77.91 m ²	100.0%	77.91 m ²		JPY 428,115	JPY 15,000	JPY 856,230			

2. Calculation of Income

Items		Calculation Process
① Contract /Market rents	JPY 5,137,380	JPY 428,115 × 12months
② Charges for Common area	JPY 180,000	JPY 15,000 × 12months
③ W/S/E /Other utilities	JPY 0	
④ Parking lot fees	JPY 0	JPY 40,000 × 0 × 12ヶ月
⑤ Other income	JPY 0	
⑥ Vacancy /Collection loss	-JPY 221,558	JPY 5,317,380 × 1 / 24
Operating income (① ~ ⑥)	JPY 5,095,822	

3. Calculation of Expenses

Items		Calculation Process
① M/Management	JPY 180,000	JPY 15,000 × 12
② W/Other utilities	JPY 0	JPY 0 × 12
③ Cost of repair	JPY 120,000	JPY 10,000 × 12
④ P.M.fee	JPY 0	JPY 0 × 12
⑤ L-commissions	JPY 0	
⑥ P. Tax	Land	JPY 54,100 Actual due
	Bldg	JPY 176,300 Actual due
	D.A.	JPY 0 Actual due
⑦ Insurance	JPY 20,711	JPY 20,710,897 × 0.001
⑧ Other expenses		JPY 0 × 12
		JPY 0 × 12
		JPY 0 × 12
Operating expenses (① ~ ⑧)	JPY 551,111	

4. WACC

Cost of Equity	8.5 %	Weight of Equity	30 %
Cost of Debt (long term)	3.0 %	Weight of Debt	70 %
Weighted Average Cost of Capital	4.7 %		

Risk-free rate	1.5 %	Operating expense ratio: 10.8 %	
Real estate premium	3.5 %		
Other risks	3.5 %		
		Cost of Equity	8.5 %

5. Net Operation Cash Flow

(A) Net Operating Income	=	JPY 4,544,711
(B) Interest on R-deposit 1.5%	=	JPY 12,843
(C) Leveled Capital Expenditure	=	JPY 102,748
(D) Net Operating Cash Flow	=	JPY 4,454,806

Indicated Value: (D) ÷ 4.7 % ≙ JPY 94,800,000.-

Income Capitalization (DCF Method)

Sheet-VI

(JPY)

Category	Year	1st year	2nd year	3rd year	4th year	5th year	6th year	7th year	8th year	9th year	10th year	10th year
Income												
Contract/Market rents		5,137,380	5,137,380	5,137,380	5,137,380	5,137,380	5,137,380	5,137,380	5,137,380	5,137,380	5,137,380	5,137,380
Charges for Common area		180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000
W/S/E/ Other utilities		0	0	0	0	0	0	0	0	0	0	0
Parking lot fees		0	0	0	0	0	0	0	0	0	0	0
Other income		0	0	0	0	0	0	0	0	0	0	0
Vacancy/Collection loss		-221,558	-221,558	-221,558	-221,558	-221,558	-221,558	-221,558	-221,558	-221,558	-221,558	-221,558
Total operating income	0	5,095,822	5,095,822	5,095,822	5,095,822	5,095,822	5,095,822	5,095,822	5,095,822	5,095,822	5,095,822	5,095,822
Expense												
Maintenance/Management		180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000
W/S/E/ Other utilities		0	0	0	0	0	0	0	0	0	0	0
Cost of repair		120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000
Property management fee		0	0	0	0	0	0	0	0	0	0	0
Leasing commissions		0	0	0	0	0	0	0	0	0	0	0
Property tax for Land		54,100	54,100	54,100	54,100	54,100	54,100	54,100	54,100	54,100	54,100	54,100
Property tax for Bldg		176,300	176,300	176,300	176,300	176,300	176,300	176,300	176,300	176,300	176,300	176,300
Property tax for D.A.		0	0	0	0	0	0	0	0	0	0	0
Insurance		20,711	20,711	20,711	20,711	20,711	20,711	20,711	20,711	20,711	20,711	20,711
Other expenses		0	0	0	0	0	0	0	0	0	0	0
Total operating expenses	0	551,111	551,111	551,111	551,111	551,111	551,111	551,111	551,111	551,111	551,111	551,111
Net operating income	0	4,544,711	4,544,711	4,544,711	4,544,711	4,544,711	4,544,711	4,544,711	4,544,711	4,544,711	4,544,711	4,544,711
Operating expense ratio		10.8%	10.8%	10.8%	10.8%	10.8%	10.8%	10.8%	10.8%	10.8%	10.8%	10.8%
Interest on R-deposit		12,843	12,843	12,843	12,843	12,843	12,843	12,843	12,843	12,843	12,843	12,843
Leveled capital expenditure		102,748	102,748	102,748	102,748	102,748	102,748	102,748	102,748	102,748	102,748	102,748
Net operating cash flow	0	4,454,806	4,454,806	4,454,806	4,454,806	4,454,806	4,454,806	4,454,806	4,454,806	4,454,806	4,454,806	4,454,806
Discount factor	1.0000000	0.9569378	0.9157300	0.8762966	0.8385613	0.8024510	0.7678957	0.7348285	0.7031851	0.6729044	0.6439277	0.6439277
PV of NOC	0	4,262,973	4,079,400	3,903,732	3,735,628	3,574,764	3,420,827	3,273,519	3,132,554	2,997,659	2,868,573	
Total PV of NOC	JPY 35,249,628.-									Resale value		89,096,128
PV of Reversion value	JPY 55,650,319.-									Sale costs 3.00%		2,672,884
Indicated Present value	JPY 90,900,000.- (Total PV of Net Income + PV of Reversion)									Demolition / T-removal		0
										Reversion		86,423,244
Discount rate	4.5%	Standard rate + Area + Bldg. age + Grade + State = Discount rate										
Terminal risk rate	0.5%	5.0% -0.3% -0.2% 0.0% 0.0% 4.5%										
(Discount rate is indicated by reflecting above premiums on the standard rate which derived from comparable sales data.)												

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Sheet-VI

Rent Comparables
(Dwellings)

Sheet-VII

No. on map	Agreed or not	Location	Nearby Station	to station on foot	Area		Use	Floor	Frame	Bldg. Story	Bldg. Age	Rent per month	Charge for Common Area	Total Rent per month	Total Rent per month per sq.m.	Refundable Deposit Deposit/Rent	
1	Agreed	Same condo			77.54sq.m	834.64sq.f.	dwelling		RC	8F	5 y.o.	JPY343,225	JPY15,000	JPY358,225	JPY4,620/sq.m.	JPY686,449	2.0 mo.
2	Agreed	Same condo			72.62sq.m	781.68sq.f.	dwelling		RC	8F	5 y.o.	JPY341,639	JPY15,000	JPY356,639	JPY4,911/sq.m.	JPY683,278	2.0 mo.
3	Agreed	Same condo			72.62sq.m	781.68sq.f.	dwelling		RC	8F	5 y.o.	JPY351,654	JPY15,000	JPY366,654	JPY5,049/sq.m.	JPY703,309	2.0 mo.
4	Agreed	Same condo			72.62sq.m	781.68sq.f.	dwelling		RC	8F	5 y.o.	JPY366,081	JPY15,000	JPY381,081	JPY5,248/sq.m.	JPY732,163	2.0 mo.
5	Agreed	Same condo			63.73sq.m	685.99sq.f.	dwelling		RC	8F	5 y.o.	JPY299,816	JPY15,000	JPY314,816	JPY4,940/sq.m.	JPY599,633	2.0 mo.
6	Agreed	Same condo			81.83sq.m	880.82sq.f.	dwelling		RC	8F	5 y.o.	JPY396,253	JPY15,000	JPY411,253	JPY5,026/sq.m.	JPY792,506	2.0 mo.
7	Agreed	Same condo			67.13sq.m	722.59sq.f.	dwelling		RC	8F	5 y.o.	JPY351,508	JPY15,000	JPY366,508	JPY5,460/sq.m.	JPY703,017	2.0 mo.
8	Agreed	Same condo			77.91sq.m	838.62sq.f.	dwelling		RC	8F	5 y.o.	JPY377,271	JPY15,000	JPY392,271	JPY5,035/sq.m.	JPY754,542	2.0 mo.
9	Agreed	Same condo			77.91sq.m	838.62sq.f.	dwelling		RC	8F	5 y.o.	JPY366,526	JPY15,000	JPY381,526	JPY4,897/sq.m.	JPY733,051	2.0 mo.
10																	

No.	Agreed or not	Rent/sq.m.	Condition	Time adjust.	Standardizing	Market-specific	Adjusted Rent	Average	Property-specific	Indicated Rent	Rentable Area	Indicated Rent
3	Agreed	5,049/sq.m.	100%	100%	97%	100%	4,898/sq.m.	5,024/sq.m.	109%	JPY5,495/sq.m.	77.91 sq.m.	JPY428,115.-
4	Agreed	5,248/sq.m.	100%	100%	95%	4,986/sq.m.						
7	Agreed	5,460/sq.m.	100%	100%	95%	5,187/sq.m.						

*Note.

*Note.

Indicated rent	M. fee & R. cost deduction	Modified indicated rent
JPY428,115	100.0%	JPY428,115.-

Since this report is a sample, following pages are intentionally excluded.

City Map (Land Comparables)	.. App. 01
Aerial Photographs	.. App. 02
Topography Map	.. App. 03
Residential Map	.. App. 04
Public Sectional Map	.. App. 05
Registered Land Surveyed Map	.. App. 06
Registered Building Drawings	.. App. 07
Building Drawings (Subject floor)	.. App. 08
Copy of Road Register Book	.. App. 09
Document of Building Confirmation	.. App. 10
Copy of Public Registry Book	.. App. 11
Photographs	.. App. 12

SAMPLE