

**Property Listing Details**

Address

Izumikyo Pension  
83-37 Aza Yamada  
Kutchan Cho 044 0081  
Abuta Gun Hokkaido



Land size 660 sq metres Approx 199 tsubo  
House Size 248.29 sq metres Approx 75 tsubo

**Property Sales price** ¥35,000,000 ¥35,000,000

**To Solicitor**

Solicitor/translation fees	¥100,000	
Consumption tax	¥5,000	
Bank charge	¥3,500	
Paper charge	¥1,500	
EMS fee	¥1,200	¥111,200

**Real Estate Commission**

Buyer's commission (approx)	¥1,110,000	
Consumption tax	¥55,500	¥1,165,500

**Taxes**

Stamp Duty	¥239,300	
Contract Stamp Duty	¥15,000	
Fixed Assets Tax	¥205,784	¥460,084

**Total Approximate Cost of Sale** **¥36,736,784** **¥36,736,784**

**To be Levied Later**

Acquisition Tax	¥515,875	
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Relying on estimate of council valuation  
Will be adjusted for settlement date

Hokkaido Real Estate Co Ltd • 株式会社Hokkaido Real Estate

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