

Fudozaka coop project		financial projection	
4 apartments ranging from 217 to 240 m ²			
land area	196.5 T	648.5 m2	
total cov. area abou	320.5 T	1057.5 m2	
total built area abou	399.3 T	1317.5 m2	
total garage area ak	36.3 T	119.8 m2	
total net area abou	284.2 T	937.8 m2	
net area incl. balcor	320 T	(calculation base)	
Cost of land		incidence per private area m2	cost per 240m2 unit
¥840,000 x 197 T	¥165,080,000	¥157,000	¥37,680,000
real estate/registration			
¥ 50,000 x 197 T	¥9,830,000	¥10,000	¥2,400,000
Cost of construction			
¥ 600,000 x 399.3 T	¥239,550,000	¥227,000	¥54,480,000
Cost of garage			
¥ 200,000 x 36.3 T	¥7,270,000	¥7,000	¥1,680,000
exterior, general			
¥ 20,000 x 196.5 T	¥3,940,000	¥4,000	¥960,000
planning, coordination			
¥ 25,000 x 399.3 T	¥9,990,000	¥10,000	¥2,400,000
total rough	¥435,660,000	¥415,000	¥99,600,000
		common space (completed) + private areas (skeleton)	
cost of finishing (starting from)			
¥315,000 x 284.2 T	¥89,530,000	¥85,000	¥20,400,000
interior design			
¥ 20,000 x 284.2 T	¥5,690,000	¥6,000	¥1,440,000
total finished	¥530,880,000	¥506,000	¥121,440,000
		common space (completed) + private areas (basic finish ~)	

