

Property Comparison for Day-Care Welfare Services

A sample pack for comparing sites for after-school day services and similar operations

Activity & consultation rooms

Pick-up / drop-off

Water & circulation

Owner / building / fire checks

Comparison of 8 options

Option	Monthly	Upfront	Area	Access	Floor	Use check
Option A	¥238,000	¥1,190,000	72m ²	4 min walk	1F	Shown in source
Option B	¥255,000	¥1,530,000	81m ²	7 min walk	2F	Confirm further
Option C	¥272,000	¥1,360,000	90m ²	9 min walk	3F	Confirm further
Option D	¥289,000	¥1,734,000	99m ²	5 min walk	1F	Shown in source
Option E	¥306,000	¥1,530,000	108m ²	8 min walk	2F	Confirm further
Option F	¥323,000	¥1,938,000	117m ²	6 min walk	3F	Confirm further
Option G	¥340,000	¥1,700,000	126m ²	10 min walk	1F	Shown in source
Option H	¥357,000	¥2,142,000	135m ²	3 min walk	2F	Confirm further

All names, locations, prices, layouts and income figures are fictional examples. This is not an advertisement for available properties.

This guide does not guarantee use approval, permits, designation, financing, returns or a contract. We verify each point with the owner, authorities, fire department, lender and relevant professionals.

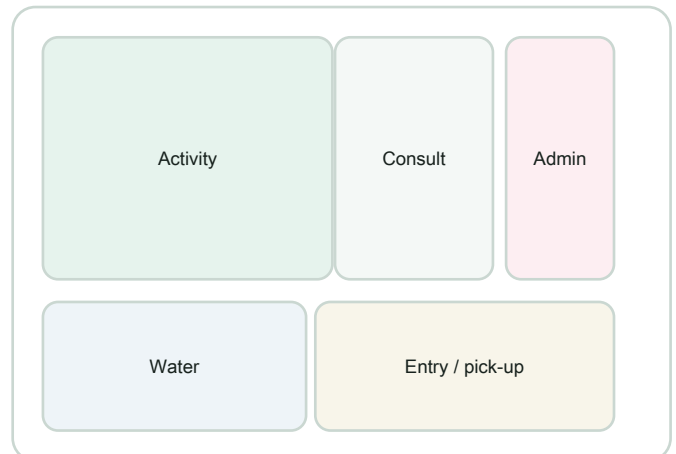
Option A

Initial fit: Promising

Core comparison facts

Monthly	¥238,000
Est. upfront	¥1,190,000
Area	72m²
Access	Example Sta. / 4 min walk
Floor	1F
Use check	Shown in source

Illustrative layout



Checks before contracting

● Owner consent for welfare use	Shown in source
● Required activity-room area	Confirm further
● Consultation / admin space	Not applicable
● Vehicle stopping flow	Shown in source
● Evacuation and fire equipment	Confirm further
● Zoning and building use	Not applicable

Cost / income view

Monthly	¥238,000
Est. upfront	¥1,190,000
Fit-out	Confirm further
Fire works	Confirm further

Estimates are for comparison and may exclude works, equipment, taxes, insurance, guarantor and financing costs.

Suggested next step

Share preferred options and priorities → confirm current availability and open items

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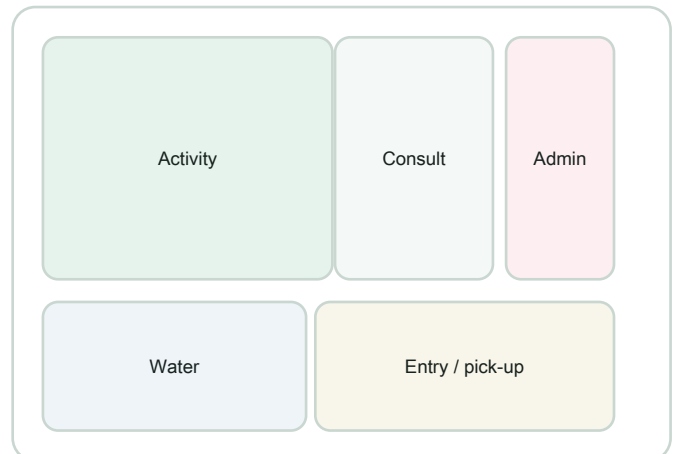
Option B

Initial fit: Conditional

Core comparison facts

Monthly	¥255,000
Est. upfront	¥1,530,000
Area	81m²
Access	Example Sta. / 7 min walk
Floor	2F
Use check	Confirm further

Illustrative layout



Checks before contracting

Owner consent for welfare use	Confirm further
Required activity-room area	Not applicable
Consultation / admin space	Shown in source
Vehicle stopping flow	Confirm further
Evacuation and fire equipment	Not applicable
Zoning and building use	Shown in source

Cost / income view

Monthly	¥255,000
Est. upfront	¥1,530,000
Fit-out	Confirm further
Fire works	Confirm further

Estimates are for comparison and may exclude works, equipment, taxes, insurance, guarantor and financing costs.

Suggested next step

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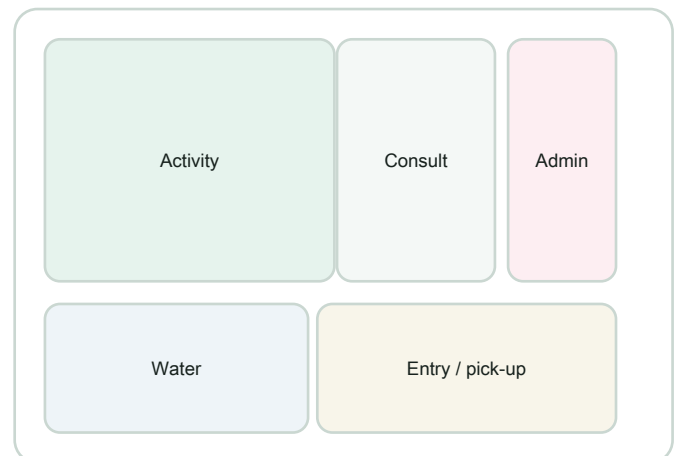
Option C

Initial fit: Check needed

Core comparison facts

Monthly	¥272,000
Est. upfront	¥1,360,000
Area	90m²
Access	Example Sta. / 9 min walk
Floor	3F
Use check	Confirm further

Illustrative layout



Checks before contracting

Owner consent for welfare use	Not applicable
Required activity-room area	Shown in source
Consultation / admin space	Confirm further
Vehicle stopping flow	Not applicable
Evacuation and fire equipment	Shown in source
Zoning and building use	Confirm further

Cost / income view

Monthly	¥272,000
Est. upfront	¥1,360,000
Fit-out	Confirm further
Fire works	Confirm further

Estimates are for comparison and may exclude works, equipment, taxes, insurance, guarantor and financing costs.

Suggested next step

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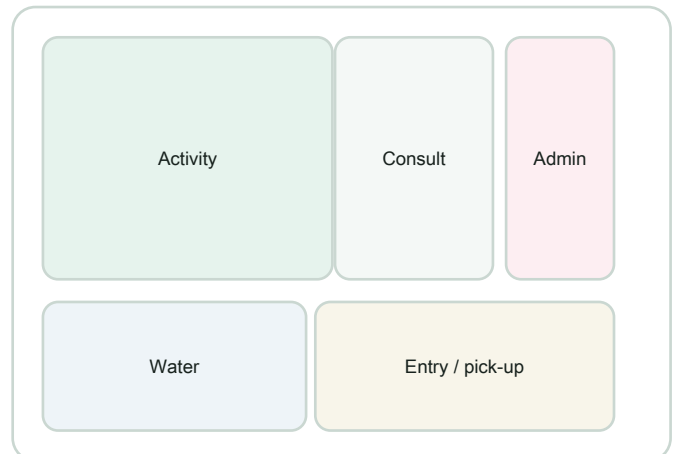
Option D

Initial fit: Promising

Core comparison facts

Monthly	¥289,000
Est. upfront	¥1,734,000
Area	99m²
Access	Example Sta. / 5 min walk
Floor	1F
Use check	Shown in source

Illustrative layout



Checks before contracting

● Owner consent for welfare use	Shown in source
● Required activity-room area	Confirm further
● Consultation / admin space	Not applicable
● Vehicle stopping flow	Shown in source
● Evacuation and fire equipment	Confirm further
● Zoning and building use	Not applicable

Cost / income view

Monthly	¥289,000
Est. upfront	¥1,734,000
Fit-out	Confirm further
Fire works	Confirm further

Estimates are for comparison and may exclude works, equipment, taxes, insurance, guarantor and financing costs.

Suggested next step

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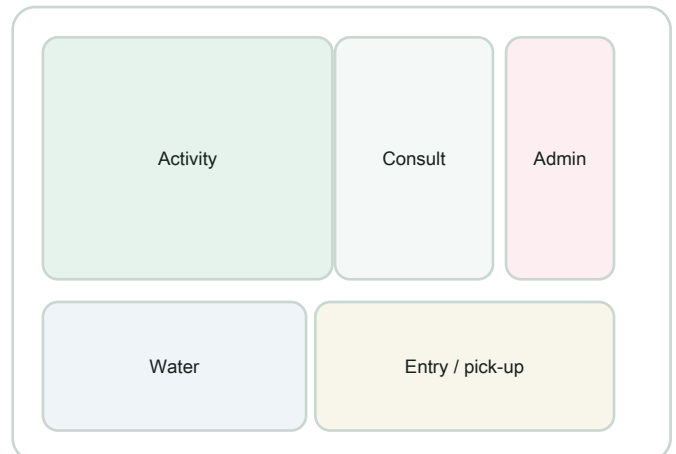
Option E

Initial fit: Conditional

Core comparison facts

Monthly	¥306,000
Est. upfront	¥1,530,000
Area	108m ²
Access	Example Sta. / 8 min walk
Floor	2F
Use check	Confirm further

Illustrative layout



Checks before contracting

Owner consent for welfare use	Confirm further
Required activity-room area	Not applicable
Consultation / admin space	Shown in source
Vehicle stopping flow	Confirm further
Evacuation and fire equipment	Not applicable
Zoning and building use	Shown in source

Cost / income view

Monthly	¥306,000
Est. upfront	¥1,530,000
Fit-out	Confirm further
Fire works	Confirm further

Estimates are for comparison and may exclude works, equipment, taxes, insurance, guarantor and financing costs.

Suggested next step

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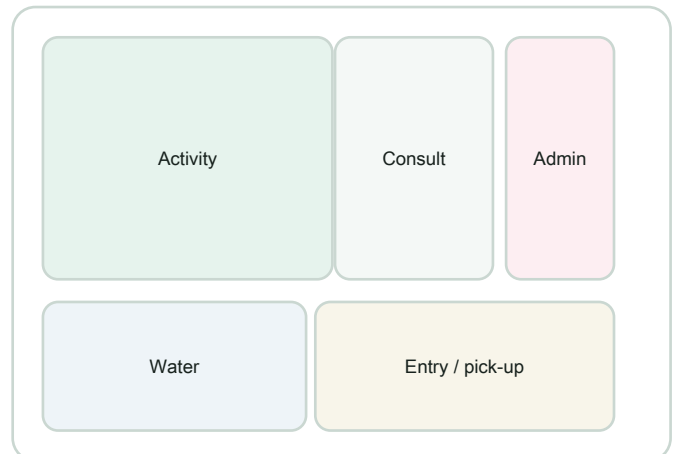
Option F

Initial fit: Check needed

Core comparison facts

Monthly	¥323,000
Est. upfront	¥1,938,000
Area	117 m²
Access	Example Sta. / 6 min walk
Floor	3F
Use check	Confirm further

Illustrative layout



Checks before contracting

Owner consent for welfare use	Not applicable
Required activity-room area	Shown in source
Consultation / admin space	Confirm further
Vehicle stopping flow	Not applicable
Evacuation and fire equipment	Shown in source
Zoning and building use	Confirm further

Cost / income view

Monthly	¥323,000
Est. upfront	¥1,938,000
Fit-out	Confirm further
Fire works	Confirm further

Estimates are for comparison and may exclude works, equipment, taxes, insurance, guarantor and financing costs.

Suggested next step

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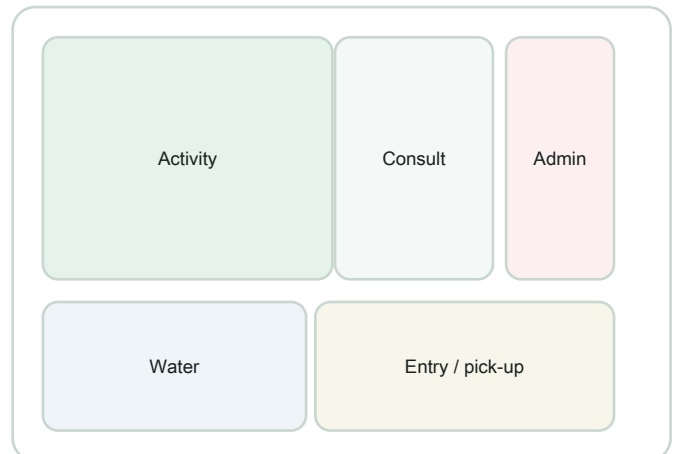
Option G

Initial fit: Promising

Core comparison facts

Monthly	¥340,000
Est. upfront	¥1,700,000
Area	126m²
Access	Example Sta. / 10 min walk
Floor	1F
Use check	Shown in source

Illustrative layout



Checks before contracting

● Owner consent for welfare use	Shown in source
● Required activity-room area	Confirm further
● Consultation / admin space	Not applicable
● Vehicle stopping flow	Shown in source
● Evacuation and fire equipment	Confirm further
● Zoning and building use	Not applicable

Cost / income view

Monthly	¥340,000
Est. upfront	¥1,700,000
Fit-out	Confirm further
Fire works	Confirm further

Estimates are for comparison and may exclude works, equipment, taxes, insurance, guarantor and financing costs.

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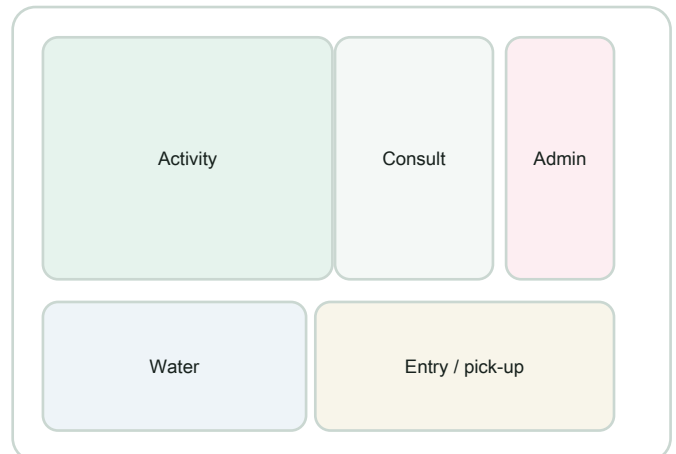
Option H

Initial fit: Conditional

Core comparison facts

Monthly	¥357,000
Est. upfront	¥2,142,000
Area	135m ²
Access	Example Sta. / 3 min walk
Floor	2F
Use check	Confirm further

Illustrative layout



Checks before contracting

- ☒ Owner consent for welfare use Confirm further
- ☐ Required activity-room area Not applicable
- ☒ Consultation / admin space Shown in source
- ☒ Vehicle stopping flow Confirm further
- ☐ Evacuation and fire equipment Not applicable
- ☒ Zoning and building use Shown in source

Cost / income view

Monthly	¥357,000
Est. upfront	¥2,142,000
Fit-out	Confirm further
Fire works	Confirm further

Estimates are for comparison and may exclude works, equipment, taxes, insurance, guarantor and financing costs.

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