

## Should You Exit Or Should You Return ?

Case Study : Advice Report for “the Yokohama Condominium” Owners

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The case to which a building in condominiums in Yokohama tilts in October, 2015 has occurred. It was revealed that this cause is insufficient in the strength of several stakes. The sales company proposed reconstructing this condominium. Owners in this building could give two of choices. Or, whether they sell and move (“Exit”) or “return” to the condominium reconstructed newly. This case study did value calculation of the choices by which it was given to the owners. And this report has for its object to give them a piece of advice. The thing which will be advantage to choose “return” knew the result of the analysis<sup>2</sup>. But, it's necessary to consider a psychological factor and choose actually.

Keywords: strength of stakes, evaluation, DCF method, compensation, sectional ownership

### 1 . Property Overview

#### 1 – 1 . Building Outline

The outline of subject property is as follows. (Presumption is also included in the part of the contents.)



Chart 1 photo from the northwest  
(West-court & Forest-court)