

DUP Residence is a maisonette-style condominium that provides a compact yet comfortable, high quality city life near a train station for a reasonable price.

# ORIGIN OF DUP RESIDENCE

## Two-Unit Housing in London

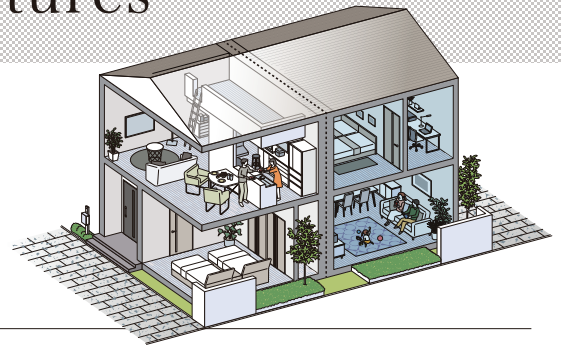
Chelsea, a prime residential district in London, has a large number of two-unit family dwellings. This housing style, where a building is split down the center to make symmetrical left and right sides, is called a "semi-detached house" in the UK. It became popular in the city center, where land is expensive. A convenient and comfortable life in the city can be enjoyed at a more reasonable price than an ordinary single-family home. This architectural style has also been adopted in the United States, where it is called a DUPLEX and retains popularity. Now it is a common style in many countries.

## ABOUT DUP RESIDENCE

### Architectural Features

#### Two homes in one building.

These maisonette homes have upper and lower floors, freeing residents from noise problems between neighbors. The efficient design provides ample space spread over two floors, making a comfortable lifestyle possible.

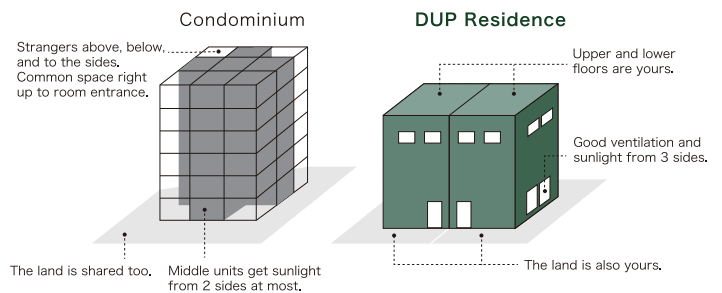


#### FEATURE 1

#### Corner Benefits for Each Side.

In most apartments and condominiums, there are many "middle units" that are surrounded on the top, bottom, left, and right sides. The freer, more open corner rooms are more popular and valuable.

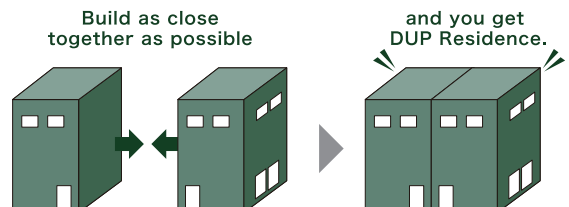
However, with just two units per building, every DUP residence is a corner unit with excellent ventilation and plenty of sunlight. Also, there is a high level of privacy because of the limited number of residents.



#### FEATURE 2

#### No More Noise.

DUP Residences have a maisonette style construction with no neighbors above or below, freeing residents from many noise troubles. Between next-door neighbors, the boundary walls are made of materials with high sound insulation. A layer of air is also set up between the walls, cutting off concerning sounds even further.

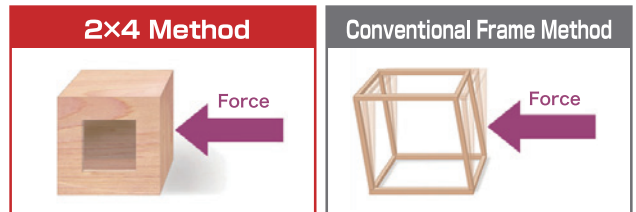


## Stay Safe with the 2×4 Wood Construction Method.

The 2×4 wood construction method is popular in the U.S. and demonstrates strength against forces from both the horizontal and vertical directions. Powerful shocks can be received and absorbed in a balanced manner through all six surfaces of the walls, ceiling, and floor. After the Great Hanshin-Awaji Earthquake in 1995, inspection results showed that, "96.8% of houses with the 2×4 method are without hindrance to daily life. Zero total or partial collapse," proving that this construction method is earthquake-resistant.



The 2×4 construction is strong on 6 sides.



## Financial Merits

### MERIT **1**

## Reasonable Pricing.

DUP Residences have none of the monthly maintenance fees that condominiums have.

In addition to the cost of purchasing a unit, condominiums generally incur monthly expenses like maintenance fees and repair funding. DUP Residences, however, have a simple design with the unnecessary shared areas cut out, so there are no fixed costs other than the cost of purchase and taxes.

■ **Comparison with Condominiums** (Monthly fees compared to a standard condo in Nagoya)

	Maintenance Fee	Repair Funding	Parking Lot	Total
Condominium	¥9,908	¥5,875	¥8,483	¥24,266
DUP Residence	¥0	¥0	¥0	¥0

Monthly fees add up to **1.019 million yen** in 35 years in a condominium.

### MERIT **2**

## Prime Locations and High Asset Value. Can be sold or leased easily.

DUP Residences are constructed only in areas near train stations where real estate value is high. Properties near stations are highly convenient and the asset value is easily preserved, so owners have an advantage when selling. In addition, rental income can be obtained by renting out properties in cooperation with the real estate management company BLUE BOX.

