

# City Palace Minatogawa

Gross Yield  
**9.1%**

Net  
Yield Return  
**7.4%**

## 兵庫 HYOGO

Price: ¥9,000,000

(新開地) Shinkaichi Station by foot 3min.  
(湊川公園) Minatogawa Koen Station by foot 7m



JAPAN

### ~~~~~PROPERTY DETAILS~~~~~

Japanese Name:	/ シティパレス湊川	Floor plan:	/ 2DK	Rent (monthly):	/ 68,000
Japanese Address:	/ 神戸市兵庫区湊町4丁目2-22	Balcony Facing:	/ Southeast	Maintenance fee (monthly):	/ 9,930
Address:	/ 兵庫 HYOGO	Ownership:	/ Freehold	Repair Fund (monthly):	/ 0
Built Date:	/ 1980 March	Type:	/ Residential	Other fee (monthly):	/ 0
Floor area:	/ 35.43m <sup>2</sup> / 381.36sq..ft	Elevator or Lift	/ included	Property Tax (annually):	/ 30,300
Room#	/ 801	Total Unit:	/ 17	Status:	/ Tenanted

\*Price is tax inclusive. \*Prior to change, details will be based on curent information. All figures are subject to final computation and review by the property agent.  
Currency is in Japanese Yen. \*Net yield is the total rent subtracted by maintenance fee, repair fund and property tax. \*This is information purposes only.

# City Palace Minatogawa

Room# 801

Japanese Name: シティパレス湊川  
 Address: 兵庫 HYOGO  
 神戸市兵庫区湊町4丁目2-22

Access: 神戸高速鉄道南北線  
 (新開地) Shinkaichi Station by foot 3min.  
 神戸市営地下鉄西神山手線  
 (湊川公園) Minatogawa Koen Station by foot 7min.

## ~~BASIC CASH FLOW in Floor Layout~~

Price:	¥9,000,000	84,690
Gross Yield:	9.07%	If convert to:
Net Yield:	7.41%	USD (US Dollar)
		¥1 = 0.00941
Rent (monthly):	68,000	640
Maintenance fee (monthly):	9,930 (-)	93
Repair Fund (monthly):	0 (-)	0
Other fee (monthly):	0 (-)	0
Profit (monthly):	<u>58,070</u>	<u>546</u>
Property Tax (annually):	30,300 (-)	285
Rental Income (annually):	<u>622,476</u>	<u>6,272</u>

## ~~PROPERTY DETAILS~~

Built year:	1980	Elevator or Lift	included
Built month:	March	Autolock	-
Structure:		Washing machine	-
Top floor:	8	Pet:	not allowed
Basement:	-		
Total Unit:	17	<b><u>PARKING</u></b>	
Contractor:	-	Car	not available
Building Management:	-	Motorbike	not available
Balcony Facing:	Southeast	Bicycle	not available
Floor plan:	2DK		
Floor area:	35.43m <sup>2</sup> / 381.36sq..ft	Status:	Tenanted
Balcony area:	10.35m <sup>2</sup> / 111.4sq..ft		
Ownership:	Freehold		
Type:	Residential		
District:	Commercial		
Office use:	not allowed		
Major future plan	-		

Please contact your agent  
for tenant details, more  
pictures and building

### NOTE:

\*Price is tax inclusive. Currency is in Japanese Yen.

\*Prior to change, details will be based on current information.

\*This is for information purposes only. All figures are subject to final computation and review by the property holder.

# ~~CASH FLOW~~

## City Palace Minatogawa

Room# 801

Japanese Name: シティパレス湊川  
 Address: 兵庫 HYOGO  
 神戸市兵庫区湊町4丁目2-22

### FINANCING

<b>Price:</b>	<b>¥9,000,000</b>	<b>84,690</b>
Solicitor fee (estimate):	86,000	809
Stamp Tax	5,000	47
Acquisition Tax (approximately):	<u>67,000</u>	<u>630</u>
	<b>¥9,158,000</b>	<b>86,177</b>

Gross Yield: 8.91%  
**Net Yield: 6.80%**

#### USD (US Dollar)

Rent (monthly):	68,000	640
Maintenance fee (monthly):	9,930 (-)	93
Repair Fund (monthly):	0 (-)	0
Other fee (monthly):	<u>0 (-)</u>	<u>0</u>
Net Rental Income (monthly):	58,070	546
Rental Management Service 5% (monthly):	<u>3672</u>	<u>35</u>
Profit (monthly):	<b>54,398</b>	<b>512</b>

Property Tax (annually):	<u>30,300 (-)</u>	<u>285</u>
Rental Income (annually):	<b>622,476</b>	<b>5,857</b>

Total Land Value(¥): 35,001,990  
 Shared Land Ratio: 70850/1816360

\*Acquisition Tax will be billed 3~6 months after purchase.

\*The quotation for Maintenance fee, Repair Fund and Rent will be paid in 1 month advance from settlement for the tenant and building associate to adjust towards new owner.

\*The actual rental income will come 2 months after settlement

Please contact your agent for tenant details, more pictures and building report.