

Shiomidai Mansion

兵庫 HYOGO

Price: ¥10,800,000

Gross Yield
11.1%
Net
Yield Return
9.2%

(山陽須磨) Sanyo Suma Station by foot 8min.
(須磨) Suma Station by foot 9min.



JAPAN

~~~~~PROPERTY DETAILS~~~~~

Japanese Name:	/ 潮見台マンション	Floor plan:	/ 3DK	Rent (monthly):	/ 100,000
Japanese Address:	/ 神戸市須磨区潮見台町4丁目4-31	Balcony Facing:	/ West	Maintenance fee (monthly):	/ 4,620
Address:	/ 兵庫 HYOGO	Ownership:	/ Freehold	Repair Fund (monthly):	/ 9,020
Built Date:	/ 1972 April	Type:	/ Residential	Other fee (monthly):	/ 0
Floor area:	/ 57.8㎡ / 622.15sq.ft	Elevator or Lift	/ included	Property Tax (annually):	/ 41,200
Room#	/ 414	Total Unit:	/ 70	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.

Shiomidai Mansion

Room# 414

Japanese Name: 潮見台マンション
 Address: 兵庫 HYOGO
 神戸市須磨区潮見台町4丁目4-31

Access: 山陽電鉄本線
 (山陽須磨) Sanyo Suma Station by foot 8min.
 JR山陽本線
 (須磨) Suma Station by foot 9min.

~~BASIC CASH FLOW in Floor Layout~~

Price:	¥10,800,000	101,628
Gross Yield:	11.11%	If convert to:
Net Yield:	9.21%	USD (US Dollar)
		¥1 = 0.00941
Rent (monthly):	100,000	941
Maintenance fee (monthly):	4,620 (-)	43
Repair Fund (monthly):	9,020 (-)	85
Other fee (monthly):	0 (-)	0
Profit (monthly):	86,360	813
Property Tax (annually):	41,200 (-)	388
Rental Income (annually):	930,320	9,364

~~PROPERTY DETAILS~~

Built year:	1972	Elevator or Lift	included
Built month:	April	Autolock	-
Structure:	Reinforced Concrete	Washing machine	indoor
Top floor:	5	Pet:	not allowed
Basement:	-		
Total Unit:	70	PARKING	
Contractor:	-	Car	not available
Building Management:	互光建物管理	Motorbike	not available
Balcony Facing:	West	Bicycle	not available
Floor plan:	3DK		
Floor area:	57.8m ² / 622.15sq..ft	Status:	Tenanted
Balcony area:	6.6m ² / 71.04sq..ft		
Ownership:	Freehold		
Type:	Residential		
District:	Residential		
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~~

Shiomidai Mansion

Room# 414

Japanese Name: 潮見台マンション
Address: 兵庫 HYOGO
神戸市須磨区潮見台町4丁目4-31

FINANCING

Price:	¥10,800,000	101,628
Solicitor fee (estimate):	110,739	1,042
Stamp Tax	10,000	94
Acquisition Tax (approximately):	96,000	903
	¥11,016,739	103,668

Gross Yield: 10.89%
Net Yield: 8.44%

USD (US Dollar)

Rent (monthly):	100,000	941
Maintenance fee (monthly):	4,620 (-)	43
Repair Fund (monthly):	9,020 (-)	85
Other fee (monthly):	0 (-)	0
Net Rental Income (monthly):	86,360	813
Rental Management Service 5% (monthly):	5400	51
Profit (monthly):	80,960	762

Property Tax (annually):	41,200 (-)	388
Rental Income (annually):	930,320	8,754

Total Land Value(¥): 178,701,716
Shared Land Ratio: 5586/410915

*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.