

Royal Maison Koshienguchi III

Gross Yield
9.0%

Net
Yield Return
6.7%

兵庫 HYOGO

Price: ¥8,700,000

(甲子園口) Koshienguchi Station by foot 12min.
(西宮北口) Nishinomiya Kitaguchi Station by foot 18min.



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

Japanese Name:	/ ロイヤルメゾン甲子園口Ⅲ	Floor plan:	/ 1LDK	Rent (monthly):	/ 65,000
Japanese Address:	/ 西宮市中島町2-10	Balcony Facing:	/ South	Maintenance fee (monthly):	/ 7,500
Address:	/ 兵庫 HYOGO	Ownership:	/ Freehold	Repair Fund (monthly):	/ 5,000
Built Date:	/ 1988 April	Type:	/ Residential	Other fee (monthly):	/ 0
Floor area:	/ 34m ² / 365.97sq.ft	Elevator or Lift	/ none	Property Tax (annually):	/ 44,600
Room#	/ 203	Total Unit:	/ 14	Status:	/ Tenanted

*Price is tax inclusive. *Prior to change, details will be based on current 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.

Royal Maison Koshienguchi III

Room# 203

Japanese Name: ロイヤルメゾン甲子園口Ⅲ
 Address: 兵庫 HYOGO
 西宮市中島町2-10

Access: JR東海道本線
 (甲子園口) Koshienguchi Station by foot 12min.
 阪急神戸線・阪急今津線
 (西宮北口) Nishinomiya Kitaguchi Station by foot 18min.

~~BASIC CASH FLOW in Floor Layout~~

Price:	¥8,700,000	81,867
Gross Yield:	8.97%	If convert to:
Net Yield:	6.73%	USD (US Dollar)
		¥1 = 0.00941
Rent (monthly):	65,000	612
Maintenance fee (monthly):	7,500 (-)	71
Repair Fund (monthly):	5,000 (-)	47
Other fee (monthly):	0 (-)	0
Profit (monthly):	52,500	494
Property Tax (annually):	44,600 (-)	420
Rental Income (annually):	543,280	5,509

~~PROPERTY DETAILS~~

Built year:	1988	Elevator or Lift	none
Built month:	April	Autolock	-
Structure:	Reinforced Concrete	Washing machine	indoor
Top floor:	4	Pet:	not allowed
Basement:	-		
Total Unit:	14	PARKING	
Contractor:	-	Car	not available
Building Management:	ダイトー管理	Motorbike	not available
Balcony Facing:	South	Bicycle	not available
Floor plan:	1LDK		
Floor area:	34m ² / 365.97sq..ft	Status:	Tenanted
Balcony area:	-		
Ownership:	Freehold		
Type:	Residential		
District:	Residential		
Office use:	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~~

Royal Maison Koshienguchi III

Room# 203

Japanese Name: ロイヤルメゾン甲子園口Ⅲ
 Address: 兵庫 HYOGO
 西宮市中島町2-10

FINANCING

Price:	¥8,700,000	81,867
Solicitor fee (estimate):	126,625	1,192
Stamp Tax	5,000	47
Acquisition Tax (approximately):	112,000	1,054
	¥8,943,625	84,160

Gross Yield: 8.72%
Net Yield: 6.07%

USD (US Dollar)

Rent (monthly):	65,000	612
Maintenance fee (monthly):	7,500 (-)	71
Repair Fund (monthly):	5,000 (-)	47
Other fee (monthly):	0 (-)	0
Net Rental Income (monthly):	52,500	494
Rental Management Service 5% (monthly):	3510	33
Profit (monthly):	48,990	461

Property Tax (annually):	44,600 (-)	420
Rental Income (annually):	543,280	5,112

Total Land Value(¥): 50,500,580
 Shared Land Ratio: 3150/45156

*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.