

Konan Kanazawa Corpo

Gross Yield
9.2%

Net
Yield Return
7.4%

兵庫 HYOGO

Price: ¥8,500,000

(住吉) Sumiyoshi Station by foot 12min.
(摂津本山) Setsumotoyama Station by foot 13min.



JAPAN

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

Japanese Name:	/ 甲南金沢コーポ南館	Floor plan:	/ 3K	Rent (monthly):	/ 65,000
Japanese Address:	/ 神戸市東灘区甲南町4丁目16-12	Balcony Facing:	/ South	Maintenance fee (monthly):	/ 4,500
Address:	/ 兵庫 HYOGO	Ownership:	/ Freehold	Repair Fund (monthly):	/ 5,500
Built Date:	/ 1973 November	Type:	/ Residential	Other fee (monthly):	/ 0
Floor area:	/ 50.26m ² / 540.99sq.ft	Elevator or Lift	/ none	Property Tax (annually):	/ 35,000
Room#	/ 205	Total Unit:	/ 12	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.

Konan Kanazawa Corpo Minamikan

Room# 205

Japanese Name: 甲南金沢コーポ南館
 Address: 兵庫 HYOGO
 神戸市東灘区甲南町4丁目16-12

Access: JR東海道本線
 (住吉) Sumiyoshi Station by foot 12min.
 JR東海道本線
 (摂津本山) Settsumotoyama Station by foot 13min.

~~BASIC CASH FLOW in Floor Layout~~

Price:	¥8,500,000	79,985
Gross Yield:	9.18%	If convert to:
Net Yield:	7.35%	USD (US Dollar)
		¥1 = 0.00941
Rent (monthly):	65,000	612
Maintenance fee (monthly):	4,500 (-)	42
Repair Fund (monthly):	5,500 (-)	52
Other fee (monthly):	0 (-)	0
Profit (monthly):	55,000	518
Property Tax (annually):	35,000 (-)	329
Rental Income (annually):	582,880	5,881

~~PROPERTY DETAILS~~

Built year:	1973	Elevator or Lift	none
Built month:	November	Autolock	-
Structure:	Reinforced Concrete	Washing machine	indoor
Top floor:	4	Pet:	not allowed
Basement:	-		
Total Unit:	12	<u>PARKING</u>	
Contractor:	-	Car	not available
Building Management:	日昌ライフサポート	Motorbike	available
Balcony Facing:	South	Bicycle	available
Floor plan:	3K		
Floor area:	50.26m ² / 540.99sq..ft	Status:	Tenanted
Balcony area:	-		
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~~

Konan Kanazawa Corpo Minamikan

Room# 205

Japanese Name: 甲南金沢コーポ南館
Address: 兵庫 HYOGO
神戸市東灘区甲南町4丁目16-12

FINANCING

Price:	¥8,500,000	79,985
Solicitor fee (estimate):	107,878	1,015
Stamp Tax	5,000	47
Acquisition Tax (approximately):	<u>88,000</u>	<u>828</u>
	¥8,700,878	81,875

Gross Yield: 8.96%
Net Yield: 6.70%

USD (US Dollar)

Rent (monthly):	65,000	612
Maintenance fee (monthly):	4,500 (-)	42
Repair Fund (monthly):	5,500 (-)	52
Other fee (monthly):	<u>0 (-)</u>	<u>0</u>
Net Rental Income (monthly):	55,000	518
Rental Management Service 5% (monthly):	<u>3510</u>	<u>33</u>
Profit (monthly):	51,490	485

Property Tax (annually):	<u>35,000 (-)</u>	<u>329</u>
Rental Income (annually):	582,880	5,485

Total Land Value(¥): 110,807,823
Shared Land Ratio: 5026/195925

*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.