GARNET PROPERTY | JAPAN REALTY 日本不動產

Rail City Tsudanuma 6F

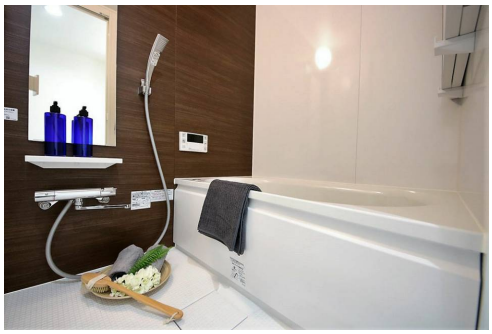
Residential | Apartment | Tenanted | Chiba

Posted On 14-03-2020

6-19-27 Yatsu, Narashino, Chiba.

¥ 27,000,000 BUY

Floor Area	Layout	Built Year	Gross Yield
69.90 m^2	2LDK	1991	8.8%



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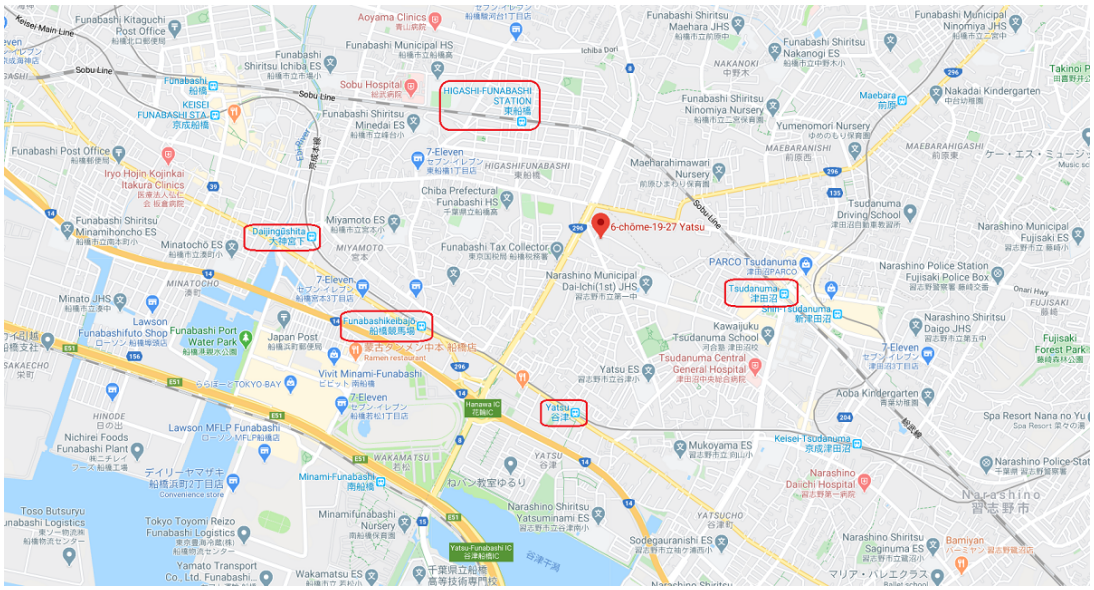

PROPERTY INFO

Building / Land Information

Property Name:	Rail City Tsudanuma 6F
Address:	6-19-27 Yatsu, Narashino, Chiba.
Land Ownership:	Freehold
Building Structure:	Steel Reinforced Concrete
Built Year:	1991

Unit Information

Total Units:	65
Layout:	2LDK
Floor / Total Floors:	6 Floor / 10 Floors
Floor Area:	69.90 m^2 / 752.40 ft^2
Balcony Area:	10.11 m^2 / 108.82 ft^2
Balcony Facing:	South
Occupancy Status:	Tenanted

Additional Information

Note 1:	Furniture provided
Note 2:	3 train lines / 4 stations accessable

Location Information

Transportation:	Higashi-Funabshi station / 14 minutes walking distance

INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥198,000	¥2,376,000
Building Management Fee:	-¥11,200	-¥134,400
Building Sinking Fund:	-¥17,070	-¥204,840
Other Miscellaneous Fee:	-¥1,200	-¥14,400
Agency Management Fee:	-¥10,890	-¥130,680
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥100,000
Net Rental Income After Tax:		¥1,791,680

COST OF PURCHASE

	Offer Price	3% ↓ Offer Price	5% ↓ Offer Price
Purchase Price:	¥27,000,000	¥26,190,000	¥25,650,000
Land Registration & Legal Fee (Estimated):	¥200,000		
Agency Brokerage Fee:	¥957,000	¥930,270	¥912,450
Total Cost of Purchase:	¥28,157,000	¥27,320,270	¥26,762,450

RENTAL YIELD

	Offer Price	3% ↓ Offer Price	5% ↓ Offer Price
Purchase Price:	¥27,000,000	¥26,190,000	¥25,650,000
Gross Rental Yield:	8.80%	9.07%	9.26%
Net Rental Yield:	6.72%	6.93%	7.07%