


## Maison de Aval

Posted On 17-11-2019

 3-chome-6-5 Koyo, Minato-ku, Nagoya.

**¥ 2,900,000**


**BUY**

Residential


Apartment


Tenanted

Nagoya

 Floor Area  
18.24 m<sup>2</sup>

 Layout  
1R

 Built Year  
1990






 Gross Yield  
9.52%











## PROPERTY INFO

### Building / Land Information


|   |                     |                                      |
|---|---------------------|--------------------------------------|
|    | Property Name:      | Maison de Aval                       |
|    | Address:            | 3-chome-6-5 Koyo, Minato-ku, Nagoya. |
|   | Land Ownership:     | Freehold                             |
|  | Building Structure: | Reinforced Concrete                  |
|  | Built Year:         | 1990                                 |

### Unit Information

|   |                       |   |
|---|-----------------------|---|
|  | Total Units:          | 49  |
|  | Layout:               | 1R  |
|  | Floor / Total Floors: | 5 Floor / 11 Floors                           |
|  | Floor Area:           | 18.24 m <sup>2</sup> / 196.34 ft <sup>2</sup> |
|  | Balcony Area:         | 2.50 m <sup>2</sup> / 26.91 ft <sup>2</sup>   |
|  | Occupancy Status:     | Tenanted                                      |

### Additional Information

### Location Information

|   |                 |  |
|---|-----------------|--|
|  | Transportation: | Tsukiji-guchi station / 4 minutes walking distance |
|---|-----------------|--|



## INCOME & EXPENSE

|   | Monthly | Annually |
|---|---------|----------|
| Rental Income:                                      | ¥23,000 | ¥276,000 |
| Building Management Fee:                            | -¥0     | -¥0      |
| Building Sinking Fund:                              | -¥4,980 | -¥59,760 |
| Other Miscellaneous Fee:                            | -¥660   | -¥7,920  |
| Agency Management Fee:                              | -¥1,265 | -¥15,180 |
| Annual Fixed Asset & City Planning Tax (Estimated): | -       | -¥34,500 |
| Net Rental Income After Tax:                        |         | ¥158,640 |

## COST OF PURCHASE

|  | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|--|-------------|-----------------|-----------------|
| Purchase Price:                            | ¥2,900,000  | ¥2,813,000      | ¥2,755,000      |
| Land Registration & Legal Fee (Estimated): | ¥110,000    |                 |                 |
| Agency Brokerage Fee:                      | ¥149,600    | ¥145,772        | ¥143,220        |
| Total Cost of Purchase:                    | ¥3,159,600  | ¥3,068,772      | ¥3,008,220      |

## RENTAL YIELD

|                     | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|---------------------|-------------|-----------------|-----------------|
| Purchase Price:     | ¥2,900,000  | ¥2,813,000      | ¥2,755,000      |
| Gross Rental Yield: | 9.52%       | 9.81%           | 10.02%          |
| Net Rental Yield:   | 6.11%       | 6.30%           | 6.43%           |

