

Rail City Tsudanuma 6F

Residential

Apartment

Tenanted

Chiba

Posted On 14-03-2020

📍 6-19-27 Yatsu, Narashino, Chiba.

¥ 27,000,000

BUY

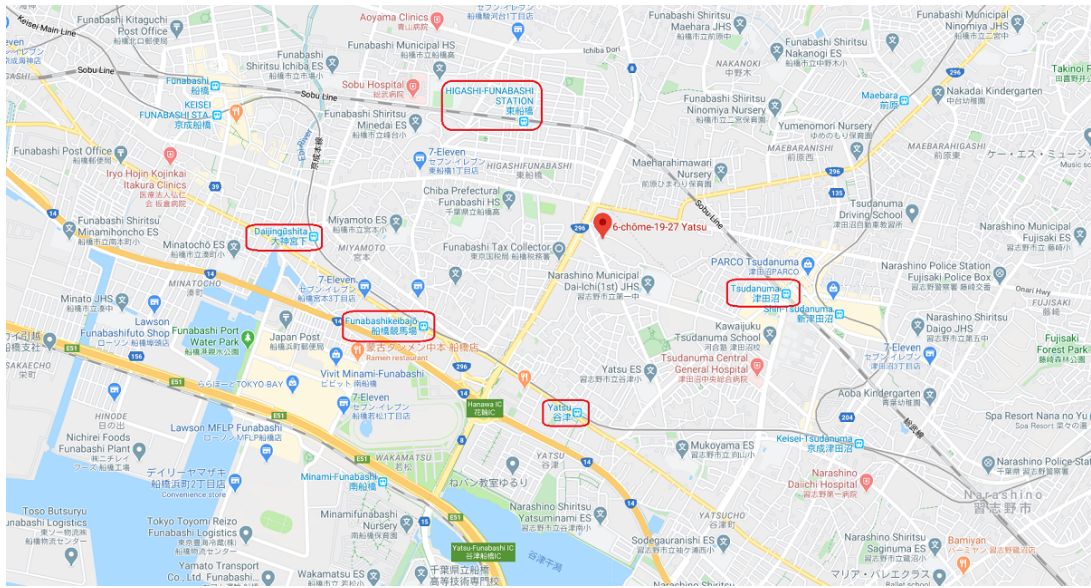
📍 Floor Area
69.90 m²

🏠 Layout
2LDK

📅 Built Year
1991






📈 Gross Yield
8.8%












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 accessible

Location Information

	Transportation:	Higashi-Funabshi station / 14 minutes walking distance
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公众号

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%

