

Home of Heart - Hitomi

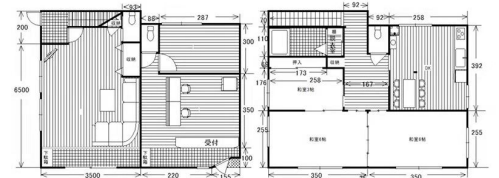
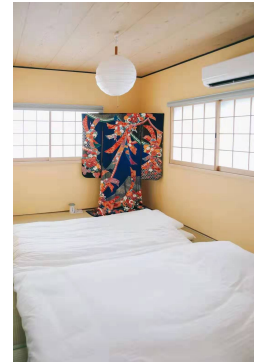
Commercial | Minpaku / Hotel | Tenanted | **Kyoto**

Posted On 06-09-2019

 Fukakusa Haraigawacho, Fushimi Ward, Kyoto.







¥ 55,000,000 **BUY**

 Land Area 75.81 m ²	 Layout 3LDK	 Built Year 1960	 Gross Yield 10.91%
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PROPERTY INFO

Building / Land Information

	Property Name:	Home of Heart - Hitomi
	Address:	Fukakusa Haraigawacho, Fushimi Ward, Kyoto.
	Land Ownership:	Freehold
	Building Structure:	Light Steel
	Built Year:	1960
	Land Area:	75.81 m ² / 816.02 ft ²


Unit Information

	Layout:	3LDK
	Floor Area:	99.00 m ² / 1,065.64 ft ²
	Occupancy Status:	Tenanted

Additional Information

Note 1:	Agency Management Guaranteed 6% Net Rental Yield to Investor
Note 2:	Licensed Guesthouse in operation

Location Information

	Transportation:	Fushimi-Inari station / 2 minutes walking distance
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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥500,000	¥6,000,000
Building Management Fee:	-¥180,000	-¥2,160,000
Building Sinking Fund:	-¥0	-¥0
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥27,500	-¥330,000
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥100,000
	Net Rental Income After Tax:	¥3,410,000

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥55,000,000	¥53,350,000	¥52,250,000
Land Registration & Legal Fee (Estimated):	¥200,000		
Agency Brokerage Fee:	¥1,881,000	¥1,826,550	¥1,790,250
Total Cost of Purchase:	¥57,081,000	¥55,376,550	¥54,240,250

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥55,000,000	¥53,350,000	¥52,250,000
Gross Rental Yield:	10.91%	11.25%	11.48%
Net Rental Yield:	6.15%	6.34%	6.47%

