

Residential

Apartment

Tenanted

Nagoya

Maison de Aval

Posted On 17-11-2019

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

¥ 2,900,000

BUY

📏 Floor Area
18.24 m²

🏠 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 ² / 196.34 ft ²
	Balcony Area:	2.50 m ² / 26.91 ft ²
	Occupancy Status:	Tenanted

Additional Information

Location Information

	Transportation:	Tsukiji-guchi station / 4 minutes walking distance
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公众号 Page 2

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%

