

## Fushimi Inari Guesthouse


Commercial

Minpaku / Hotel

Tenanted


Kyoto

Posted On 31-08-2019


 32-15 Fukakusa Okayacho, Fushimi Ward, Kyoto.


**¥ 108,000,000**

**BUY**

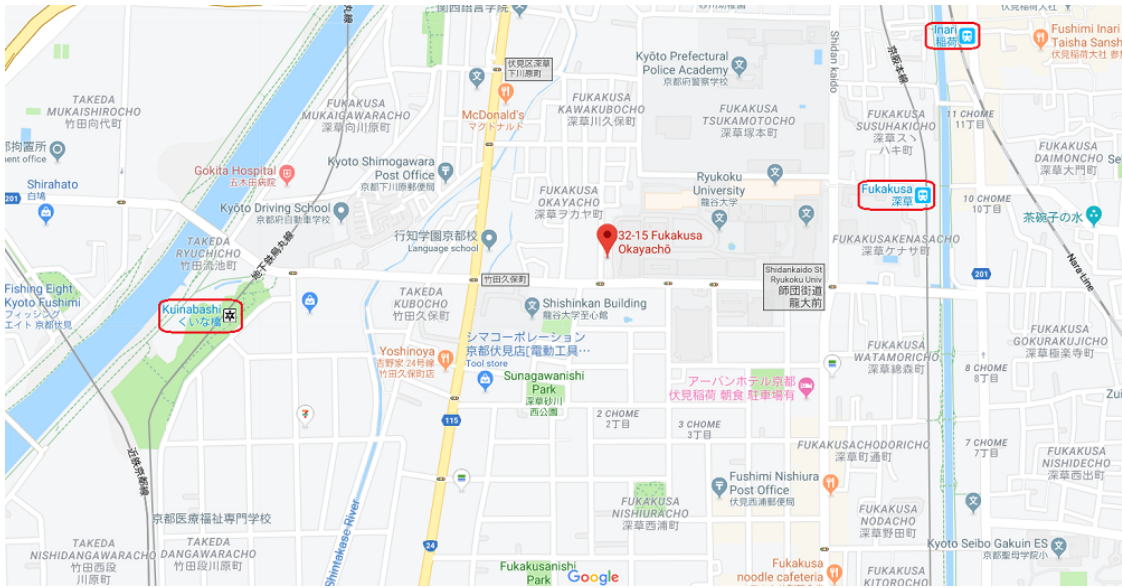
 Land Area  
99.64 m<sup>2</sup>

 Layout  
5LDK

 Built Year  
1979







 Gross Yield  
3.56%









## PROPERTY INFO

### Building / Land Information

	Property Name:	Fushimi Inari Guesthouse
	Address:	32-15 Fukakusa Okayacho, Fushimi Ward, Kyoto.
	Land Ownership:	Freehold
	Building Structure:	Steel
	Built Year:	1979
	Land Area:	99.64 m <sup>2</sup> / 1,072.52 ft <sup>2</sup>

### Additional Information

### Unit Information

	Total Units:	5
	Layout:	5LDK
	Floor Area:	170.22 m <sup>2</sup> / 1,832.25 ft <sup>2</sup>
	Occupancy Status:	Tenanted

Amenities:	Restaurants, shops, supermarket and convenience stores
Note 1:	Renovation completed in 2019
Note 2:	Operating with hotel licence, can operate 365 days / Max. for 24 persons stay
Note 3:	4 Levels, 5 Rooms with ensuite bathroom and balcony
Note 4:	Reception / Garden / Kitchen / Laundry Room

### Location Information

	Transportation:	Fukakusa station / 9 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥320,000	¥3,840,000
Building Management Fee:	-¥0	-¥0
Building Sinking Fund:	-¥0	-¥0
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥17,600	-¥211,200
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥192,200
Net Rental Income After Tax:		¥3,436,600

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥108,000,000	¥104,760,000	¥102,600,000
Land Registration & Legal Fee (Estimated):	¥1,000,000		
Agency Brokerage Fee:	¥3,630,000	¥3,523,080	¥3,451,800
Total Cost of Purchase:	¥112,630,000	¥109,283,080	¥107,051,800

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥108,000,000	¥104,760,000	¥102,600,000
Gross Rental Yield:	3.56%	3.67%	3.74%
Net Rental Yield:	3.22%	3.32%	3.39%

