

# Home of Heart - Hitomi

Commercial

Minpaku / Hotel


Tenanted

Kyoto


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 Fukakusa Haraigawacho, Fushimi Ward, Kyoto.

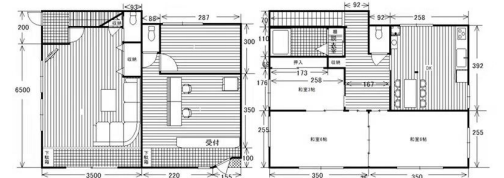
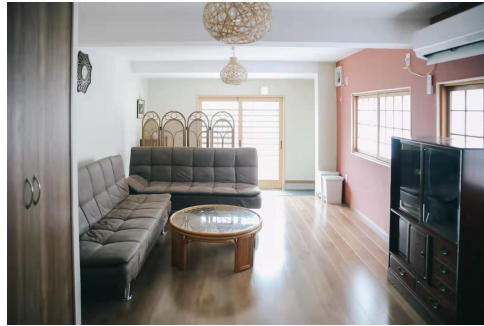
**¥ 55,000,000** **BUY**

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







 Layout  
3LDK

 Built Year  
1960




 Gross Yield  
10.91%



### 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 <sup>2</sup> / 816.02 ft <sup>2</sup>


### Unit Information

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

### Additional Information

- Note 1: Agency Management Guaranteed 6% Net Rental Yield to Investor
- Note 2: Licenced 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%

