

# **JAPAN REALTY** 日本不動產

# Maison de Aval

Residential

Apartment Tenanted

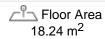
Nagoya

Posted On 17-11-2019

2 3-chome-6-5 Koyo, Minato-ku, Nagoya.

¥ 2,900,000

**BUY** 



**⊞** Layout 1Ř

Built Year 1990

✓ Gross Yield 9.52%































#### **PROPERTY INFO**

## **Building / Land Information**

Property Name: Maison de Aval

3-chome-6-5 Koyo, Minato-ku, Nagoya. Address:

0 Land Ownership: Freehold

**Building Structure:** Reinforced Concrete

Built Year: 1990

#### **Unit Information**

#### **Additional Information**

**Total Units:** 49

Layout: 1R

Floor / Total Floors: 5 Floor / 11 Floors

Floor Area: 18.24 m<sup>2</sup> / 196.34 ft<sup>2</sup>

<u>.</u>  $2.50 \text{ m}^2 / 26.91 \text{ ft}^2$ Balcony Area:

Occupancy Status: Tenanted

## **Location Information**

Transportation: Tsukiji-guchi station / 4 minutes walking distance

















	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%



















