

Pacific Minami 2 205

Residential

Apartment

Tenanted

Hoikaido

Posted On 15-02-2020

📍 3-319-13 Minami 2 Jonishi, Chuo-ku, Sapporo.

¥ 3,600,000

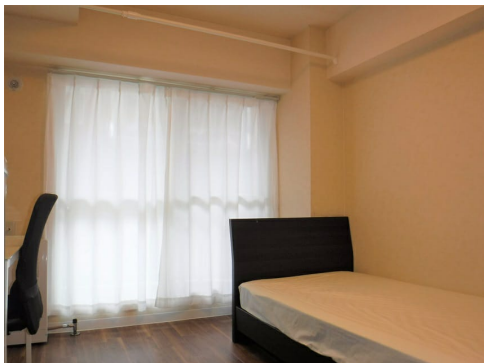
BUY

📍 Floor Area
18.26 m²

🏠 Layout
1K

📅 Built Year
1980


📈 Gross Yield
11.67%












PROPERTY INFO

Building / Land Information

	Property Name:	Pacific Minami 2 205
	Address:	3-319-13 Minami 2 Jonishi, Chuo-ku, Sapporo.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1980

Unit Information


	Total Units:	79
	Layout:	1K
	Floor / Total Floors:	2 Floor / 8 Floors
	Floor Area:	18.26 m ² / 196.55 ft ²
	Balcony Area:	3.36 m ² / 36.17 ft ²
	Balcony Facing:	South
	Occupancy Status:	Tenanted

Additional Information

Note 1:	Nishijugochome station / 7 minutes walking distance
Note 2:	Furniture & home appliances provided

Location Information

	Transportation:	Chuokuyakusho-Mae station / 5 minutes walking distance
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公众号

INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥35,000	¥420,000
Building Management Fee:	-¥5,900	-¥70,800
Building Sinking Fund:	-¥3,050	-¥36,600
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥1,925	-¥23,100
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥22,000
Net Rental Income After Tax:		¥267,500

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥3,600,000	¥3,492,000	¥3,420,000
Land Registration & Legal Fee (Estimated):	¥110,000		
Agency Brokerage Fee:	¥180,400	¥175,648	¥172,480
Total Cost of Purchase:	¥3,890,400	¥3,777,648	¥3,702,480

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥3,600,000	¥3,492,000	¥3,420,000
Gross Rental Yield:	11.67%	12.03%	12.28%
Net Rental Yield:	7.44%	7.67%	7.83%

