

## Wako Shakujikoan Mansion

Posted On 11-09-2019

📍 2-27-6 Takanodai, Nerima City, Tokyo-to.

**¥ 14,990,000** **BUY**

Residential

Apartment

Vacant

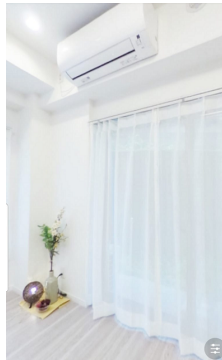
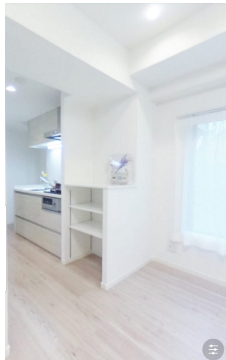
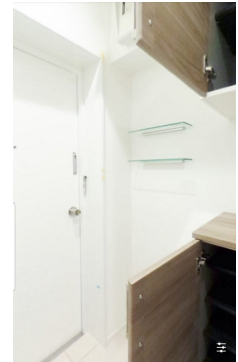
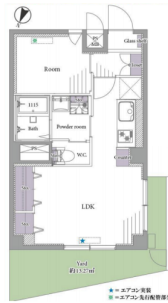
Tokyo

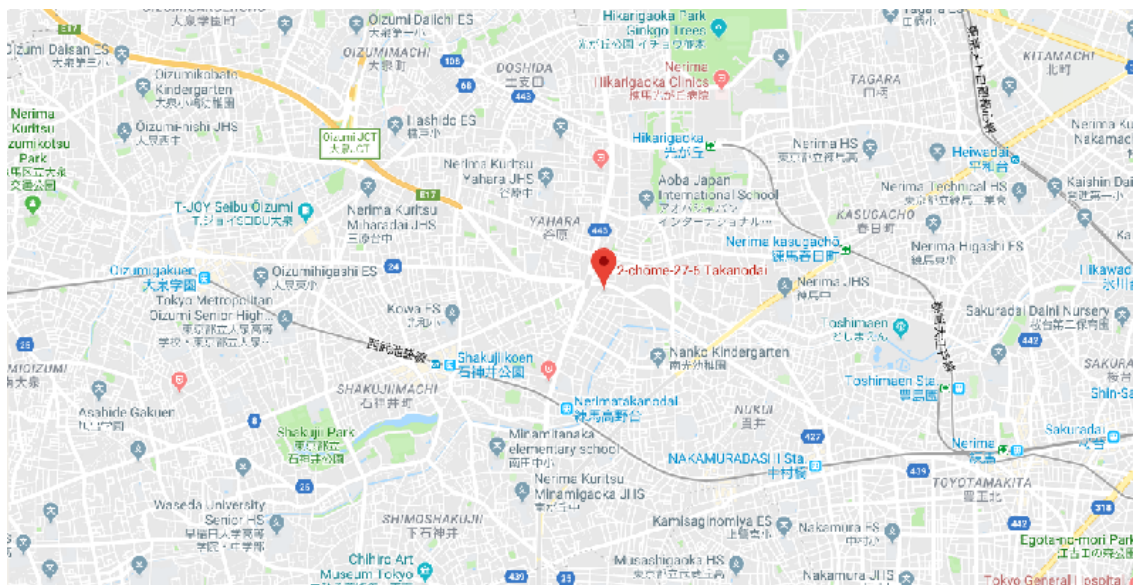
📍 Floor Area  
35.49 m<sup>2</sup>

🏠 Layout  
1LDK

📅 Built Year  
1983






📈 Gross Yield  
0%












## PROPERTY INFO

### Building / Land Information

	Property Name:	Wako Shakujiikoen Mansion
	Address:	2-27-6 Takanodai, Nerima City, Tokyo-to.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1983

### Unit Information

	Total Units:	26
	Layout:	1LDK
	Floor / Total Floors:	1 Floor / 5 Floors
	Floor Area:	35.49 m <sup>2</sup> / 382.01 ft <sup>2</sup>
	Balcony Area:	13.27 m <sup>2</sup> / 142.84 ft <sup>2</sup>
	Balcony Facing:	Northwest
	Occupancy Status:	Vacant

### Additional Information

Note 1:	New interior renovation completed in June 2019
Note 2:	Back yard garden 13.27m2
Note 3:	Walk-in closet, storage

### Location Information

	Transportation:	Nerimatakenodai station / 12 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥9,790	-¥117,480
Building Sinking Fund:	-¥3,800	-¥45,600
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥65,000
Net Rental Income After Tax:		¥-228,080

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥14,990,000	¥14,540,300	¥14,240,500
Land Registration & Legal Fee (Estimated):	¥200,000		
Agency Brokerage Fee:	¥560,670	¥545,830	¥535,937
Total Cost of Purchase:	¥15,750,670	¥15,286,130	¥14,976,437

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥14,990,000	¥14,540,300	¥14,240,500
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-1.04%	-1.07%	-1.09%

