

JAPAN REALTY 日本不動產

Pacific Minami 2 205

Residential

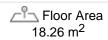
Apartment Tenanted

Hoikaido

Posted On 15-02-2020

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

¥ 3,600,000



☐ Layout 1K

Built Year 1980

✓ Gross Yield 11.67%

























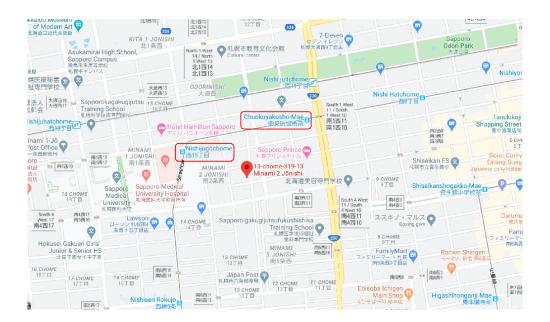












PROPERTY INFO

Building / Land Information

Property Name: Pacific Minami 2 205

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

0 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

18.26 m² / 196.55 ft² Floor Area:

₽ 3.36 m² / 36.17 ft² Balcony Area:

Balcony Facing: South

Occupancy Status: **Tenanted**

Additional Information

Nishijugochome station / 7 minutes walking Note 1:

distance

Note 2: Furniture & home appliances provided

Location Information

Transportation: Chuokuyakusho-Mae station / 5 minutes walking distance

















	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%

















