

11650 Sage Rd Adelanto CA - 4 Units

\$700,000 (¥105,000,000)

- Very Good Yield!
- Seller Financed - No Need for Bank Loan
- Over 13% return cash flow and Japan tax refunds
- \$35,000 USD (¥5,200,000) Cash flow
- Japan Refund of ¥1,900,000 Total = ¥7,100,000 a year total income return
- 1,900,000 Yen Tax refunds per year for 20 years depreciation for individual
- 4 years depreciation available for a company

- 4 Units - All Units are 2 Bedrooms, 1 Bath and 1 Car Garage
- 50% Seller Financed
- INCOME Upside as one 2br unit only at \$800 and can go up to \$1600 so total rental income will be over \$73,000 a year
- A good High cash flow with capital appreciation property that also can provide Japan Tax write offs
- For an Individual at the high tax rate reduces your Japanese taxes by 4,200,000 Yen (1,900,000 Yen REFUND) a year over 20 years



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