Paledor Tachikawa - 2DK

¥6,200,000

- High Yield Property!26.94% Cash on Cash Return
- Long term income for your family
- Estate planning to leave family with real estate to sell to pay off inheritance tax or keep cash flow
 Real Estate investment to diversity your portfolio, Not: Stocks, Bonds or Cash, touchable asset Real Estate
 Local Property Manager will take care of property so as hassle free as possible, with English support
 Invest in 1, then possible 3, 5, 8 or 10 to build a Real Estate Portfolio in different regions of Japan





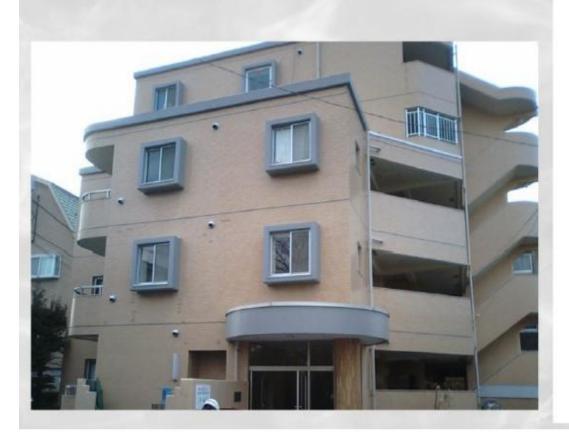
IR青梅線

西立川

Station 24Min. Walking

~POINT~

☑耐久性・対候性に優れる外壁タイル ☑敷地内ゴミ置き場でゴミ捨てラクラク





Property inormation

Price

: 東京都立川市富士見町6-41-3 Location

: Free hold Year Built : Mar. 1987

Build. : RC 5Story 2rd. Floor

: 40 Units units SQM : 42.98 m²

: 2DK (2 room and diningkitchen) Layout Onsite : nihon Housing Corporation management

Property : All outsourced management

Original developer Construction company

Prop. Mgmt: 14620 Yen per month Repair reserve: 6450 Yen per month

Other costs: None

: 21070 Yen per month expenses

Current : In rent Rent income : 62,000 円 Gross Return: 12.00%

Settlement : To be decided by both parties

Facilities

aircoditoner, tiled outer walls, corner unit, 2 sides

daylighting

Remarks

Other information

Property tax

About 53000Yen

※図面と現況が異なる場合は現況優先となります



東京都知事(2)第100427号 公益社団法人全国宅地建物取引業保証協会会員 〒102-0072 東京都千代田区飯田橋1-4-7福岡第3ビル6F **営業時間 10時~19時 定休日** 株式会社一富士

TEL:03-6261-6840

取引形態

手 数 料 分かれ

日曜日

FAX:03-6261-6841 URL:http://ichi-fuji.co.jp 広告掲載

当 担

Property	Purchase price	TOTAL BUY COST	Rent Income	Running cost	Net Income	PM fee 3%	Property Tax	NET RETURN	NET %
tachikawa	¥6,200,000	¥6,895,247	¥744,000	¥252,840	¥491,160	¥22,320	¥56,000	¥412,840	5.99%
								¥412,840	
In USD	\$42,759	\$47,553						¥412,840	
								¥412,840	
								¥412,840	
				TOTAL				¥2,064,200	29.94%
			Estimated repair Cost 10% per year				¥206,420.0		
				Latinated repair	i cost 10% per year	ı		¥200,420.0	
								¥1,857,780.0	26.94%

REASONS to Invest in a Japan appartment

1	Long term income for your family
2	Exchange rate: as Yen get stronger on your USD
3	Redevelopment possible to get high price on buy out
4	Estate planning to leave family with real estate to sell to pay off inheritance tax or keep cash flow
5	33.10% return over 5 years, +66.20 % over 10 years and so on, PASSIVE INCOME!
6	Real Estate investment to diversity your portfolio, Not: Stocks, Bonds or Cash, touchable asset Real Estate
7	Local Property Manager will take care of property so as hassle free as possible, with English support
8	Invest in 1, then possible 3, 5, 8 or 10 to build a Real Estate Portfolio in different regions of Japan