

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 diversify 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



パレドール立川

Transportation

JR青梅線

西立川

Station 24Min. Walking

Price

620

Million Yen Sales tax included

～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 information

Location : 東京都立川市富士見町6-41-3
 Title : Free hold
 Year Built : Mar. 1987
 Build. : RC 5Story 2rd. Floor
 Structure :
 Total # of units : 40 Units
 SQM : 42.98m²
 Layout : 2DK (2 room and diningkitchen)
 Onsite management : nihon Housing Corporation
 Property management : All outsourced
 Original developer :
 Construction company :
 Prop. Mgmt : 14620 Yen per month
 Repair reserve : 6450 Yen per month
 Other costs : None
 Total expenses : 21070 Yen per month
 Current : In rent
 Rent income : 62,000 円
 Gross Return : 12.00%
 Settlement timing : To be decided by both parties

【 Facilities 】

aircoditioner, 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

株式会社 一富士

TEL:03-6261-6840

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

営業時間 10時～19時 定休日 日曜日

取引形態 媒介 手数料 分かれ

広告掲載 要確認 担当



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	
								¥1,857,780.0	26.94%

REASONS to Invest in a Japan apartment

- 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