

Lions Mansion Ebina

Transportation
 Odakyu Odawara Line Ebina Station 8 Min. Walking
 Soutetsu Line Ebina Station 8 Min. Walking

Price

690

Million Yen Sales tax included

～POINT～

- ☑小田原線・相鉄本線「海老名駅」徒歩8分
- ☑安心のオートロックセキュリティ
- ☑人気の南向き物件☀



Property information

Location : kanagawaken ebinaashi chuuou 3-3-13
 Title : Free hold
 Year Built : Jul. 1990
 Build. : RC 11Story 1st. Floor
 Structure :
 Total # of units : 78 Units
 SQM : 19.0㎡
 Layout : 1K (1 room and a kitchen)
 Onsite management : Outsourced patrolling
 Property management : 株式会社大京アステージ
 Prop. Mgmt : 4,500 Yen per month
 Repair : 4,370 Yen per month
 Other costs : None
 Total expenses : 8,870 Yen per month
 Current : In rent
 Rent income : 45,000 Yen
 Gross Return : 7.82%
 Settlement timing : To be decided by both parties

【Facilities】

室内洗濯機置き場、エアコン、外観タイル張り、角部屋、2面採光、Indoor washing machine space, airconditioner, tiled outer walls, corner unit, 2 sides daylighting

【Remarks】

【Other information】

Property tax : 32,148 Yen
 入居年数 : 1年
 入居期間 : 2023年5月～2025年4月
 入居者 : 29歳女性

※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

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 %
EBINA	¥6,900,000	¥7,654,496	¥540,000	¥106,440	¥433,560	¥16,200	¥32,148	¥385,212	5.03%
								¥355,200	
In USD	\$47,586	\$52,790						¥355,200	
								¥355,200	
								¥355,200	
								¥355,200	
				TOTAL				¥1,806,012	23.59%
				Estimated repair Cost 10% per year				¥180,601.2	
								¥1,625,410.8	21.23%

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 23.59% return over 5 years, +47.18 % 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

Closing Statement

売買代金内訳 Sales Price Breakdown	総額 Total incl. sales tax		¥6,900,000
	手付金 Down payment		
		残代金 Due at closing	¥6,900,000
諸経費内訳 Expense and income settlements	固定資産税等精算額	Property tax apportioned	¥9,487
	管理費等精算額 PM fee	September expense apportioned	¥4,139
		October expense prepaid	¥8,870
	家賃等精算額 Rent income	September rent income apportioned	▲ ¥24,000
		October rent received	▲ ¥45,000
	登記費用 Registration tax	Estimate	¥100,000
	不動産取得税 Acquisition tax	Estimate and this could be eliminated as part of this, as the assessment will come later from	¥80,000
業務委託料 Commissions	-9%	¥621,000	
	小計	¥754,496	
	支払合計	¥7,654,496	

内訳 Payment breakdown

売主様への支払合計	To the seller	¥6,853,496
弊社への支払合計	To the real estate agent (Commission)	¥621,000
司法書士への支払	To the Para legal office (Registration fee)	¥100,000
不動産取得税	Acquisition tax usually levied 5 month after 購入後約5ヶ月後にお支払い	¥80,000

Numbers and letters in red indicate estimates.