

INCOME PROPERTY FOR SALE

Name of premises: **“Shibuya Inter Bldg.#2”**

“Owner Change”

Location: Mailing add. 1-9-11 Jinnan, Shibuya-ku, Tokyo
 Transportation: Yamanote/Toyoko/Denentoshi/Inokashira/Hanzomon/
 Fukushintoshin/Ginza Line: **Shibuya Stn.** 7 Min. walks

Yamanote Line **Harajuku Stn.** 8 Min. walks

Land Right type: Ownership
 Space: 66.15 m² (20.01Tsubo)

Facing road: West/ 15m width public road

Law Restriction: Commercial zone, F.P.:80%, V.:500%, No height limit

Building Total floor space: 308.20 m² (93.23Tsubo)

Rentable Fl. Space 280.93 m² (84.96Tsubo)

Structure SRC 6stories + 1 story underground

Completion August 1974

Occupancy: Fully occupied. Delivery: Consultation (Owner Change)

Price: **398,000,000Yen**

Average land price: 4.26 mil. ¥/Tsubo

Annual rent income:

31,862,760-JPY/year Yield=8.27%



- ☆ High income tenant bldg.!
- ☆ Facing Fire Street!
- ☆ Good location - 7 min. from Shibuya Sta.
- ☆ April 2008 Inside-outside fully reformed !
- ☆ Beautiful view of street trees!

Rm No	Layout	Rent/m	C.C./m	Deposit	FLS. m	FLS.T.	¥/@T.	Presently	Kind
6F	Shop	280,000	0	1,080,000	37.21	11.26	24,867	occupied	Beauty S.
5F	Shop	315,000	2,000	1,200,000	41.27	12.48	25,240	occupied	Eyelashes
4F	Shop	315,000	0	1,200,000	41.27	12.48	25,240	occupied	Beauty S.
3F	Shop	315,000	2,000	1,200,000	41.27	12.48	25,240	occupied	Music Inst.
2F	Shop	436,800	2,000	2,496,000	41.27	12.48	35,000	occupied	Dance Sch.
1F	Shop	598,500	2,000	3,420,000	39.32	11.89	50,336	occupied	Old Clothes
B1F	Shop	384,930	2,000	2,199,600	39.32	11.89	32,374	occupied	Ladies cl.
Total/month		2,645,230		12,795,600	280.9	84.96	31,135		
Total/year		31,742,760		Sale Price	398,000,000-JPY		Yield		8.24%



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