

Breakdown of income balance

Apartment in Toda city, Saitama prefecture, Monthly rental fee ¥47,000

Date of purchase	September, 2013		
Duration	Sep. 2013 ~ Aug. 2014	Sep. 2014 ~ Aug. 2015	Sep. 2015 ~ Aug. 2016
Cost of acquisition (yen)	¥4,663,695		
Annual Rental fee (A) (Monthly rental fee × 12 months)	¥564,000	¥564,000	¥517,000 (vacant of 1 month, 47,000 yen × 11 months)
Renewal fee (B)	¥0	¥47,000 (During this period, renter renewed lease contract.)	¥0
Total of income (A) + (B) = ①	¥564,000	¥611,000	¥517,000
Acquisition tax (C)	¥63,900	¥0	¥0
Annual Administrative fee (Montly rental fee × 5 % × 12) (D) (When owner hires realtor to manage her real estate, in general they will charge owner 5 % of montly rental fee.as Administrative fee = Kanri itaku hi)	¥28,200	¥28,200	¥25,850
Annual Apartment Management Fee, reserved fund for repair (E) (Owner has to pay this fee for apartment administration company)	¥186,360	¥186,360	¥186,360
Annual Property tax (F)	¥27,000	¥27,000	¥27,000
Other costs (G)			¥97,000 (during this period, renter left this apartment. Then owner asked local realtor to find next tenant. In that case, owner paid the realtor fee of 47,000 yen. And when former renter left the room, owner changed wall paper inside the room, it cost 50,000 yen)
Total of expense (C) + (D) + (E) + (F) + (G) = ②	¥305,460	¥241,560	¥336,210
Total of profit ① - ② = ③	¥258,540	¥369,440	¥180,790
Yield rate (③ ÷ Cost of acquisition) : %	5.5	7.9	3.8