



## Niseko WRC Apartment

 1LDKx12     1x12

### Niseko Property

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### Niseko WRC Apartment

A unique opportunity to purchase an income-producing investment property along with readily developable land in Niseko has come to the market.

This complex named Brain Mansion is neatly designed to maximize the usable space by utilizing reinforced concrete walls instead of pillars for its structure. Built with both durability and efficiency of maintenance costs in mind, the apartment is an attractive investment that will continue to garner high net yields for decades to come.

With views of Mount Yotei and its proximity to all you need in Niseko Town, this stylish apartment is a popular choice for tenants living in Niseko. The building has been constructed in 2011 and has continued to be fully occupied ever since. In addition, one of its strong advantages is that 6 out of the 12 total units are leased by Niseko Town, meaning that the town will continue to pay the rent even if it becomes vacant. The building is currently grossing 8,966,000 yen per annum and if the extra land is valued at 60,000 yen/tsubo and subtracted from the sales price, the annual yield for the building is at 8.29%, a significant amount for a long-lasting and well-built concrete structure. In order to build a structure of this caliber today, the estimated quote comes out to be over 180 million yen, suggesting that this proposition is a quite a bargain!



### Property Summary

**Address :** 8-1, 8-138, 8-139, 8-140,  
8-141 Aza Arishima,  
Niseko-cho, Abuta-gun

**Price :** ¥155,000,000

**Land size :** 3595.2 m<sup>2</sup> (approx 1,087 tsubo)

**Building size:** 661.09 m<sup>2</sup>

**Building Age :** Built 2011

**Time to lift :** Driving - 10 minutes

**Time To Niseko :** Immediate