

## Chisan Mansion Shinsaibashi

Commercial

Office / Shop

Tenanted


Osaka


Posted On 27-08-2019


 2-chome-11-9 Minamisenba, Chuo Ward, Osaka.


**¥ 57,000,000**

**BUY**

 Floor Area  
56.63 m<sup>2</sup>

 Layout  
-

 Built Year  
1980

 Gross Yield  
5.47%

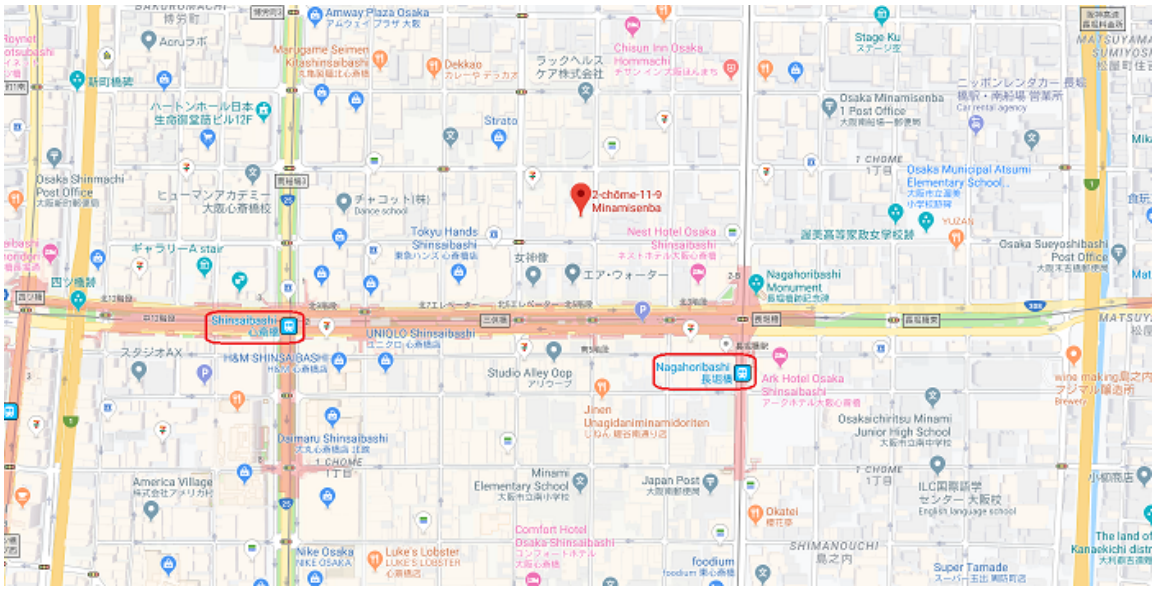


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公众号








## PROPERTY INFO

### Building / Land Information

	Property Name:	Chisan Mansion Shinsaibashi
	Address:	2-chome-11-9 Minamisenba, Chuo Ward, Osaka.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1980


### Unit Information

	Total Units:	136
	Layout:	-
	Floor / Total Floors:	1 Floor / 12 Floors
	Floor Area:	56.63 m <sup>2</sup> / 609.57 ft <sup>2</sup>
	Occupancy Status:	Tenanted

### Additional Information

Note 1: Hong Kong style restaurant

### Location Information

	Transportation:	Shinsaibashi station / 5 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥260,000	¥3,120,000
Building Management Fee:	-¥26,760	-¥321,120
Building Sinking Fund:	-¥0	-¥0
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥14,300	-¥171,600
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥200,000
Net Rental Income After Tax:		¥2,427,280

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥57,000,000	¥55,290,000	¥54,150,000
Land Registration & Legal Fee (Estimated):	¥280,000		
Agency Brokerage Fee:	¥1,947,000	¥1,890,570	¥1,852,950
Total Cost of Purchase:	¥59,227,000	¥57,460,570	¥56,282,950

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥57,000,000	¥55,290,000	¥54,150,000
Gross Rental Yield:	5.47%	5.64%	5.76%
Net Rental Yield:	4.44%	4.57%	4.67%

