

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 m²

 Layout
-

 Built Year
1980

 Gross Yield
5.47%

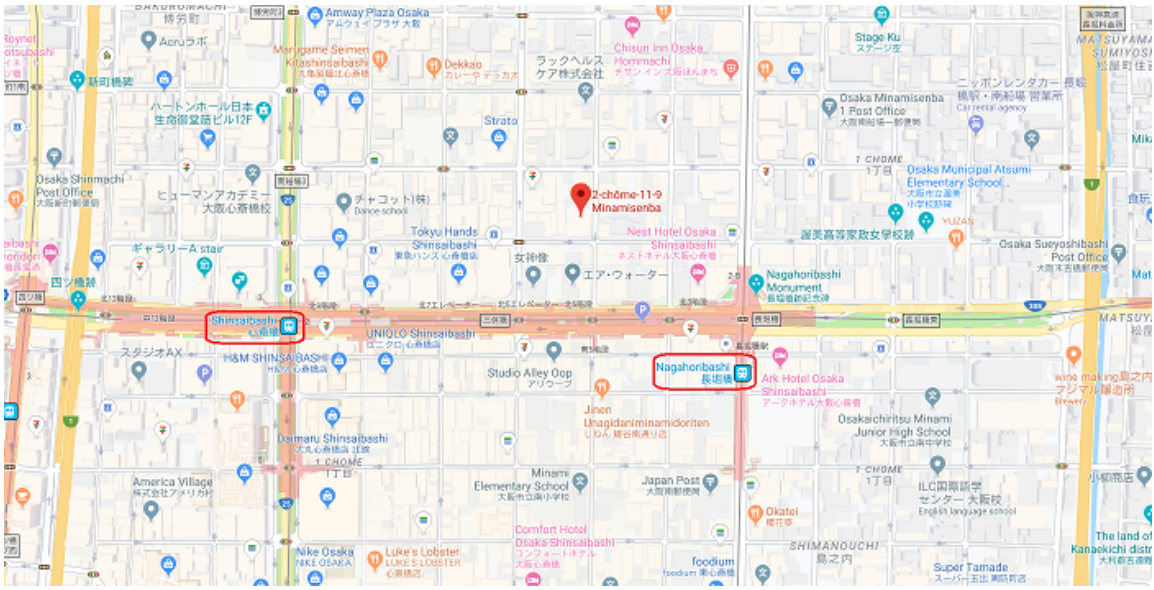


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公众号








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 ² / 609.57 ft ² |
|  | 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% |

