

JAPAN REALTY 日本不動產

Chisan Mansion Shinsaibashi

Commercial

Office / Shop

Tenanted



Posted On 27-08-2019

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

¥ 57,000,000

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Floor Area **BUY** 56.63 m²

H Layout

Built Year 1980

✓ Gross Yield 5.47%













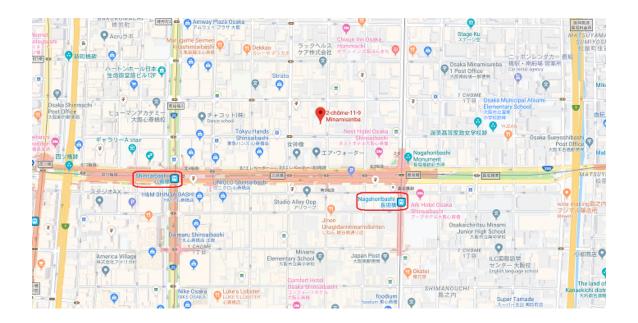












PROPERTY INFO

Building / Land Information

Property Name: Chisan Mansion Shinsaibashi

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

0 Land Ownership: Freehold

Building Structure: Steel Reinforced Concrete

Built Year: 1980

Unit Information Additional Information

Total Units: Hong Kong style restaurant 136 Note 1:

Layout:

Floor / Total Floors: 1 Floor / 12 Floors

Floor Area: 56.63 m² / 609.57 ft²

Occupancy Status: Tenanted

Location Information

Transportation: Shinsaibashi station / 5 minutes walking distance

















	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%



















