

## Dynacity Umeda

Posted On 31-08-2019

 3-21 Tsurunocho, Kita-ku, Osaka.


**¥ 30,500,000** **BUY**

Residential


Apartment


Vacant

Osaka

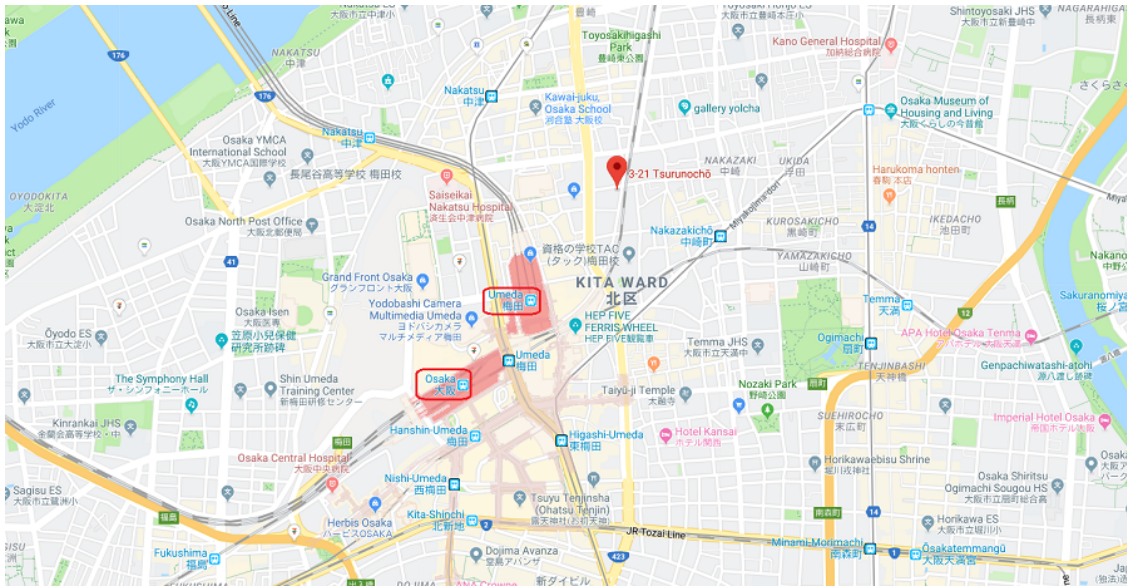
 Floor Area  
38.75 m<sup>2</sup>

 Layout  
1LDK

 Built Year  
2007






 Gross Yield  
0%












## PROPERTY INFO

### Building / Land Information

	Property Name:	Dynacity Umeda
	Address:	3-21 Tsurunocho, Kita-ku, Osaka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	2007

### Unit Information

	Total Units:	44
	Layout:	1LDK
	Floor / Total Floors:	7 Floor / 10 Floors
	Floor Area:	38.75 m <sup>2</sup> / 417.11 ft <sup>2</sup>
	Balcony Area:	7.39 m <sup>2</sup> / 79.55 ft <sup>2</sup>
	Balcony Facing:	South
	Occupancy Status:	Vacant

### Additional Information

Amenities:	City center, all shopping facilities and restaurant nearby
Note 1:	Osaka station / 11 minutes walking distance

### Location Information

	Transportation:	Umeda station / 6 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥9,930	-¥119,160
Building Sinking Fund:	-¥6,980	-¥83,760
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥97,970
Net Rental Income After Tax:		¥-300,890

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥30,500,000	¥29,585,000	¥28,975,000
Land Registration & Legal Fee (Estimated):	¥250,000		
Agency Brokerage Fee:	¥1,072,500	¥1,042,305	¥1,022,175
Total Cost of Purchase:	¥31,822,500	¥30,877,305	¥30,247,175

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥30,500,000	¥29,585,000	¥28,975,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-0.64%	-0.66%	-0.67%

