

Esutemukoto Namba South Blaze ? Park

Posted On 17-09-2019

 2-chome-16-23 Daikoku, Naniwa-ku, Osaka.

Residential


Apartment

Tenanted


Osaka


¥ 12,900,000

BUY

 Floor Area
20.82 m²

 Layout
1K

 Built Year
2012

 Gross Yield
5.6%



公众号









PROPERTY INFO

Building / Land Information

	Property Name:	Esutemukoto Namba South Blaze ? Park
	Address:	2-chome-16-23 Daikoku, Naniwa-ku, Osaka.
	Land Ownership:	Freehold
	Built Year:	2012


Unit Information

	Total Units:	119
	Layout:	1K
	Floor / Total Floors:	2 Floor / 11 Floors
	Floor Area:	20.82 m ² / 224.11 ft ²
	Balcony Area:	3.80 m ² / 40.90 ft ²
	Occupancy Status:	Tenanted

Additional Information

Amenities:	Convenient location, post office, bank, convenience store, supermarket nearby
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Location Information

	Transportation:	Daikokucho station / 5 minutes walking distance
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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥60,200	¥722,400
Building Management Fee:	-¥8,700	-¥104,400
Building Sinking Fund:	-¥1,500	-¥18,000
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥3,311	-¥39,732
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥50,000
Net Rental Income After Tax:		¥510,268

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥12,900,000	¥12,513,000	¥12,255,000
Land Registration & Legal Fee (Estimated):	¥150,000		
Agency Brokerage Fee:	¥491,700	¥478,929	¥470,415
Total Cost of Purchase:	¥13,541,700	¥13,141,929	¥12,875,415

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥12,900,000	¥12,513,000	¥12,255,000
Gross Rental Yield:	5.60%	5.77%	5.89%
Net Rental Yield:	4.14%	4.27%	4.36%

