

## Kamimaki Mansion

Residential

Apartment

Tenanted


Osaka

Posted On 12-01-2020


 6-1 Yodonoharacho, Takatsuki, Osaka.


**¥ 2,800,000**

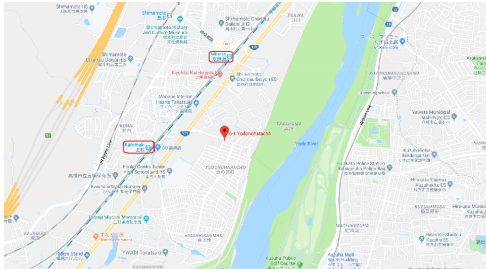
**BUY**

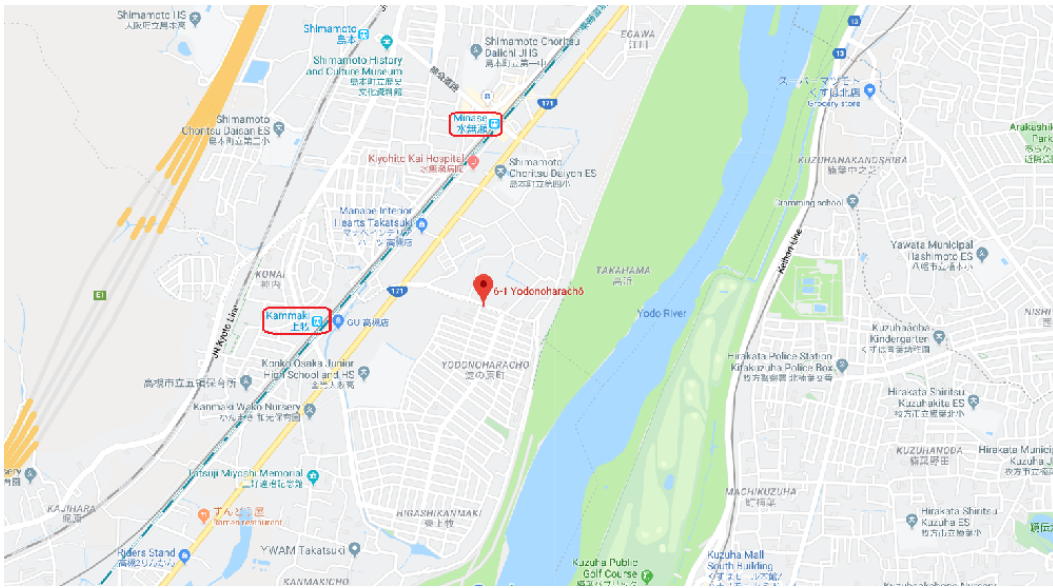
 Floor Area  
34.28 m<sup>2</sup>

 Layout  
1LDK

 Built Year  
1976

 Gross Yield  
17.14%










## PROPERTY INFO

### Building / Land Information

|   |                     |                                      |
|---|---------------------|--------------------------------------|
|    | Property Name:      | Kamimaki Mansion                     |
|    | Address:            | 6-1 Yodonoharacho, Takatsuki, Osaka. |
|   | Land Ownership:     | Freehold                             |
|  | Building Structure: | Steel                                |
|  | Built Year:         | 1976                                 |

### Unit Information

|   |                       |   |
|---|-----------------------|---|
|  | Total Units:          | 9   |
|  | Layout:               | 1LDK  |
|  | Floor / Total Floors: | 3 Floor / 3 Floors                            |
|  | Floor Area:           | 34.28 m <sup>2</sup> / 368.99 ft <sup>2</sup> |
|  | Occupancy Status:     | Tenanted                                      |

### Additional Information

### Location Information

|   |                 |  |
|---|-----------------|--|
|  | Transportation: | Kammaki station / 8 minutes walking distance |
|---|-----------------|--|



## INCOME & EXPENSE

|   | Monthly | Annually |
|---|---------|----------|
| Rental Income:                                      | ¥40,000 | ¥480,000 |
| Building Management Fee:                            | -¥5,000 | -¥60,000 |
| Building Sinking Fund:                              | -¥0     | -¥0      |
| Other Miscellaneous Fee:                            | -¥0     | -¥0      |
| Agency Management Fee:                              | -¥2,200 | -¥26,400 |
| Annual Fixed Asset & City Planning Tax (Estimated): | -       | -¥40,000 |
| Net Rental Income After Tax:                        |         | ¥353,600 |

## COST OF PURCHASE

|  | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|--|-------------|-----------------|-----------------|
| Purchase Price:                            | ¥2,800,000  | ¥2,716,000      | ¥2,660,000      |
| Land Registration & Legal Fee (Estimated): | ¥120,000    |                 |                 |
| Agency Brokerage Fee:                      | ¥145,200    | ¥141,504        | ¥139,040        |
| Total Cost of Purchase:                    | ¥3,065,200  | ¥2,977,504      | ¥2,919,040      |

## RENTAL YIELD

|                     | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|---------------------|-------------|-----------------|-----------------|
| Purchase Price:     | ¥2,800,000  | ¥2,716,000      | ¥2,660,000      |
| Gross Rental Yield: | 17.14%      | 17.67%          | 18.05%          |
| Net Rental Yield:   | 12.84%      | 13.24%          | 13.52%          |

