

Kobori Mansion Shin Osaka 615

Residential

Apartment

Tenanted

Osaka

Posted On 14-03-2020

📍 1-13-35 Higashinakajima, Higashiyodogawa-ku.

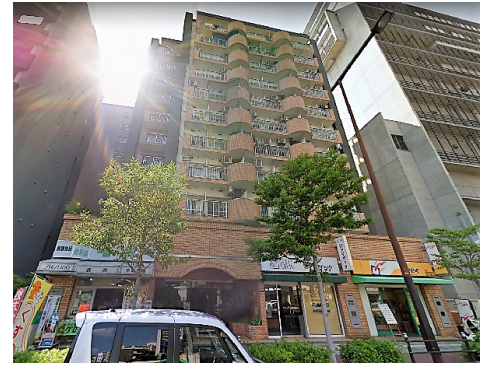
¥ 11,800,000 **BUY**

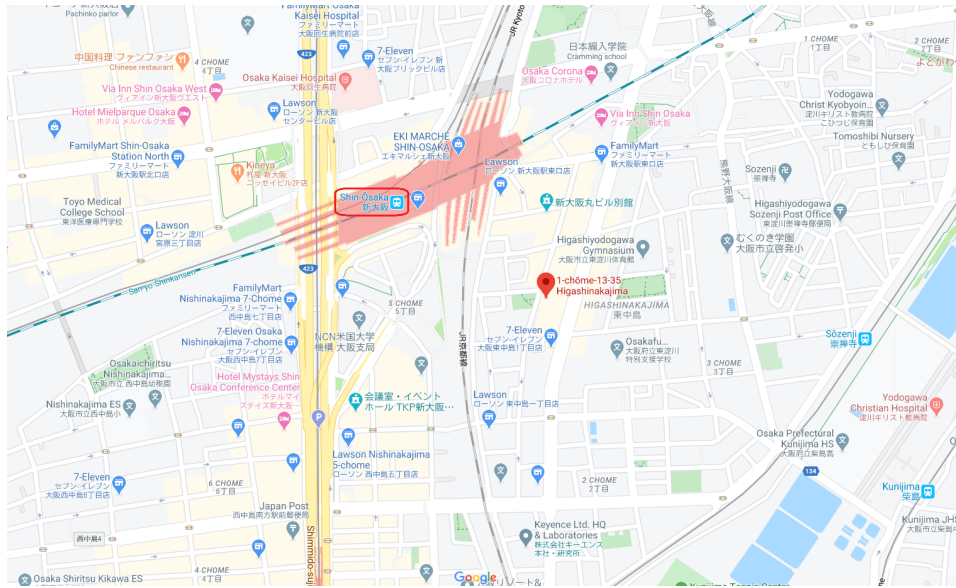
📐 Floor Area
34.65 m²

🏠 Layout
2DK

📅 Built Year
1982






📈 Gross Yield
6.31%












PROPERTY INFO

Building / Land Information

-  Property Name: Kobori Mansion Shin Osaka 615
-  Address: 1-13-35 Higashinakajima, Higashiyodogawa-ku.
-  Land Ownership: Freehold
-  Building Structure: Steel Reinforced Concrete
-  Built Year: 1982


Unit Information

-  Total Units: 142
-  Layout: 2DK
-  Floor / Total Floors: 6 Floor / 11 Floors
-  Floor Area: 34.65 m² / 372.97 ft²
-  Balcony Area: 6.60 m² / 71.04 ft²
-  Balcony Facing: West
-  Occupancy Status: Tenanted

Additional Information

- Amenities: City center, all shopping facilities and restaurant nearby
- Note 1: 3 train lines / 4 station access

Location Information

-  Transportation: Shin-Osaka station / 5 minutes walking distance

 info@japan-realty.com
Singapore +65 8188 8316



公众号 Page 2

INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥62,000	¥744,000
Building Management Fee:	-¥4,500	-¥54,000
Building Sinking Fund:	-¥2,030	-¥24,360
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥3,410	-¥40,920
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥41,100
Net Rental Income After Tax:		¥583,620

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥11,800,000	¥11,446,000	¥11,210,000
Land Registration & Legal Fee (Estimated):	¥150,000		
Agency Brokerage Fee:	¥455,400	¥443,718	¥435,930
Total Cost of Purchase:	¥12,405,400	¥12,039,718	¥11,795,930

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥11,800,000	¥11,446,000	¥11,210,000
Gross Rental Yield:	6.31%	6.50%	6.64%
Net Rental Yield:	5.04%	5.19%	5.30%

