

La Residence De Esaka 702

Residential

Apartment

Tenanted

Osaka

Posted On 14-03-2020

📍 5-1-25 Minamisuita, Suita, Osaka.

¥ 6,800,000

BUY

📐 Floor Area
18.20 m²

🏠 Layout
1K

📅 Built Year
1995

📈 Gross Yield
6.65%



INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥37,700	¥452,400
Building Management Fee:	-¥0	-¥0
Building Sinking Fund:	-¥4,950	-¥59,400
Other Miscellaneous Fee:	-¥660	-¥7,920
Agency Management Fee:	-¥2,074	-¥24,882
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥37,300
Net Rental Income After Tax:		¥322,898

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥6,800,000	¥6,596,000	¥6,460,000
Land Registration & Legal Fee (Estimated):	¥130,000		
Agency Brokerage Fee:	¥290,400	¥283,668	¥279,180
Total Cost of Purchase:	¥7,220,400	¥7,009,668	¥6,869,180

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥6,800,000	¥6,596,000	¥6,460,000
Gross Rental Yield:	6.65%	6.86%	7.00%
Net Rental Yield:	4.99%	5.14%	5.25%

