

JAPAN REALTY 日本不動產

La Residence De Esaka **702**

Residential

Apartment Tenanted

Osaka

Posted On 14-03-2020

2 5-1-25 Minamisuita, Suita, Osaka.

¥ 6,800,000

BUY



H Layout 1K

Built Year 1995

✓ Gross Yield 6.65%



















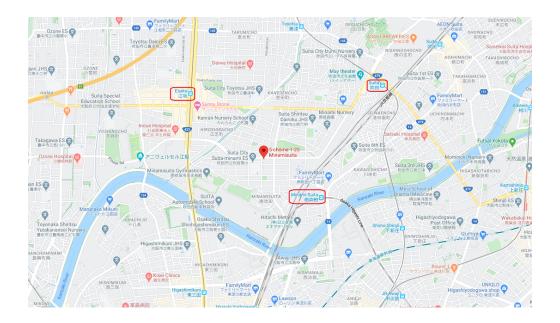












PROPERTY INFO

Building / Land Information

n Property Name: La Residence De Esaka 702

Address: 5-1-25 Minamisuita, Suita, Osaka.

Eand Ownership:
Freehold

Building Structure: Reinforced Concrete

Built Year: 1995

Unit Information

Additional Information

Total Units: 126

Layout: 1K

Floor / Total Floors: 7 Floor / 9 Floors

Floor Area: 18.20 m² / 195.90 ft²

Balcony Area: $3.90 \text{ m}^2 / 41.98 \text{ ft}^2$

★ Balcony Facing: South

Occupancy Status: Tenanted

Location Information

Transportation: Esaka station / 15 minutes walking distance

















	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%



















