

## Laurel Tower Shinsaibashi

Residential

Apartment

Vacant

Osaka

Posted On 28-08-2019

📍 1-12-23, Higashishinsaibashi, Chuo-ku, Osaka.

**¥ 45,000,000**

**BUY**

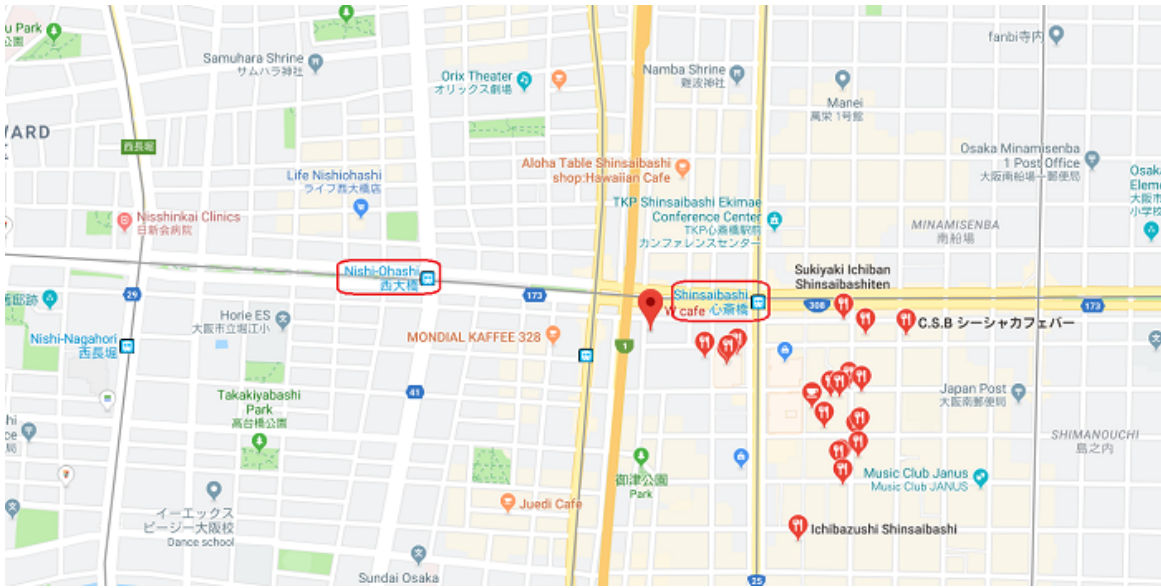
📏 Floor Area  
37.03 m<sup>2</sup>

🏠 Layout  
1DK

📅 Built Year  
2019






📈 Gross Yield  
0%











## PROPERTY INFO

### Building / Land Information

	Property Name:	Laurel Tower Shinsaibashi
	Address:	1712723, Higashishinsaibashi, Chuo-ku, Osaka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	2019


### Unit Information

	Total Units:	140
	Layout:	1DK
	Floor / Total Floors:	10 Floor / 29 Floors
	Floor Area:	37.03 m <sup>2</sup> / 398.59 ft <sup>2</sup>
	Balcony Area:	7.00 m <sup>2</sup> / 75.35 ft <sup>2</sup>
	Occupancy Status:	Vacant

### Additional Information

Note 1:	Brand new and vacant property
Note 2:	Prime location

### Location Information

	Transportation:	Shinsaibashi station / 2 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥17,472	-¥209,664
Building Sinking Fund:	-¥0	-¥0
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥220,000
	Net Rental Income After Tax:	¥-429,664

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥45,000,000	¥43,650,000	¥42,750,000
Land Registration & Legal Fee (Estimated):	¥250,000		
Agency Brokerage Fee:	¥1,551,000	¥1,506,450	¥1,476,750
Total Cost of Purchase:	¥46,801,000	¥45,406,450	¥44,476,750

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥45,000,000	¥43,650,000	¥42,750,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-0.45%	-0.46%	-0.47%

