

**Lions Mansion Namba
Minami No.2 803**

Residential

Apartment

Tenanted

Osaka

Posted On 30-09-2019

📍 2 Chome-14-1 Ebisunishi, Naniwa Ward, Osaka.

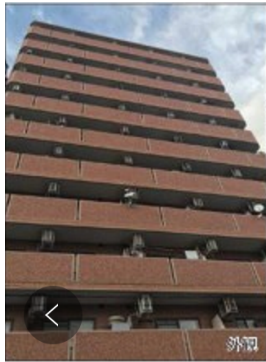
¥ 11,800,000 **BUY**

📐 Floor Area
30.70 m²

🏠 Layout
1K

📅 Built Year
1989






📈 Gross Yield
8.14%












PROPERTY INFO

Building / Land Information

	Property Name:	Lions Mansion Namba Minami No.2 803
	Address:	2 Chome-14-1 Ebisuunishi, Naniwa Ward, Osaka.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1989


Unit Information

	Total Units:	80
	Layout:	1K
	Floor / Total Floors:	8 Floor / 11 Floors
	Floor Area:	30.70 m ² / 330.45 ft ²
	Balcony Area:	4.28 m ² / 46.07 ft ²
	Balcony Facing:	South
	Occupancy Status:	Tenanted

Additional Information

Note 1: Now vacant, recruiting tenant

Location Information

 Transportation: Imamiyaebisu station / 3 minutes walking distance

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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥80,000	¥960,000
Building Management Fee:	-¥9,210	-¥110,520
Building Sinking Fund:	-¥5,210	-¥62,520
Other Miscellaneous Fee:	-¥1,000	-¥12,000
Agency Management Fee:	-¥4,400	-¥52,800
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥38,900
	Net Rental Income After Tax:	¥683,260

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:	8.14%	8.39%	8.56%
Net Rental Yield:	5.82%	6.00%	6.13%

