

# Lions Mansion Shin-Osaka 5th 9F

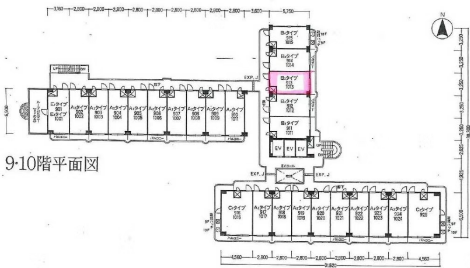
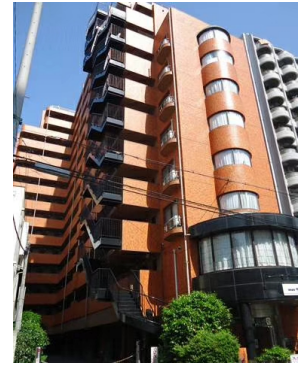
Residential Apartment Vacant Osaka

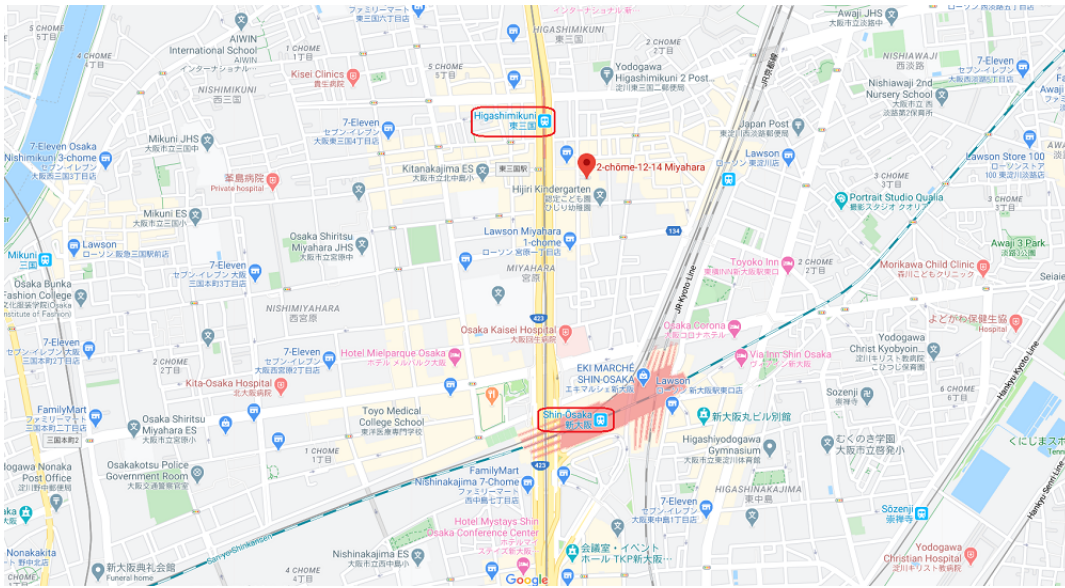
Posted On 16-03-2020

📍 2-12-14 Miyahara, Yodogawa-ku, Osaka.

**¥ 6,800,000** **BUY**

 Floor Area 18.68 m <sup>2</sup>	 Layout 1R	 Built Year 1986	 Gross Yield 7.94%
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## PROPERTY INFO

### Building / Land Information

	Property Name:	Lions Mansion Shin-Osaka 5th 9F
	Address:	2-12-14 Miyahara, Yodogawa-ku, Osaka.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1986


### Unit Information


	Total Units:	303
	Layout:	1R
	Floor / Total Floors:	9 Floor / 14 Floors
	Floor Area:	18.68 m <sup>2</sup> / 201.07 ft <sup>2</sup>
	Balcony Area:	3.24 m <sup>2</sup> / 34.88 ft <sup>2</sup>
	Balcony Facing:	East
	Occupancy Status:	Vacant

### Additional Information

Amenities: Prime area, shopping, eatery nearby

### Location Information

 Transportation: Higashimikuni station / 2 minutes walking distance

 [info@japan-realty.com](mailto:info@japan-realty.com)  
Singapore +65 8188 8316



公众号 Page 2

## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥45,000	¥540,000
Building Management Fee:	-¥5,400	-¥64,800
Building Sinking Fund:	-¥3,360	-¥40,320
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,475	-¥29,700
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥27,023
Net Rental Income After Tax:		¥378,157

## 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):	¥120,000		
Agency Brokerage Fee:	¥290,400	¥283,668	¥279,180
Total Cost of Purchase:	¥7,210,400	¥6,999,668	¥6,859,180

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥6,800,000	¥6,596,000	¥6,460,000
Gross Rental Yield:	7.94%	8.19%	8.36%
Net Rental Yield:	5.62%	5.79%	5.92%

