

## Nishikujo Minpaku

Posted On 13-12-2019

📍 2-2-13 Nishikujo, Konohana-ku, Osaka.

Commercial

Minpaku / Hotel

Tenanted

Osaka

**¥ 42,400,000**

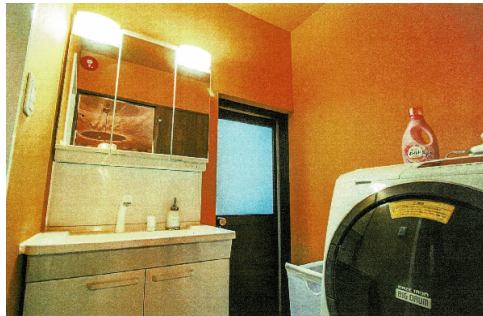
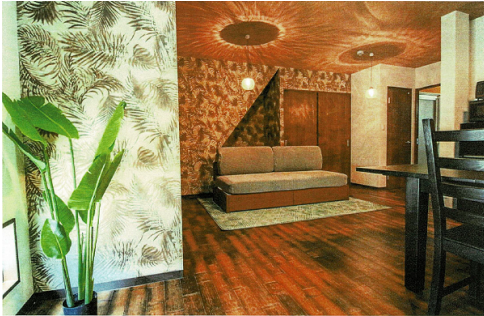
**BUY**

📍 Land Area  
67.19 m<sup>2</sup>

🏠 Layout  
>6LDK

📅 Built Year  
1973






📈 Gross Yield  
20.88%








## PROPERTY INFO

### Building / Land Information

	Property Name:	Nishikujo Minpaku
	Address:	2-2-13 Nishikujo, Konohana-ku, Osaka.
	Land Ownership:	Freehold
	Building Structure:	Steel
	Built Year:	1973
	Land Area:	67.19 m <sup>2</sup> / 723.23 ft <sup>2</sup>

### Unit Information

	Layout:	>6LDK
	Floor Area:	149.65 m <sup>2</sup> / 1,610.83 ft <sup>2</sup>
	Occupancy Status:	Tenanted

### Additional Information

Note 1:	Operating with Minpaku licence
Note 2:	Income based on 80% occupancy rate
Note 3:	5 minutes transportation time to Universal Studio by train
Note 4:	Popular area for travelers

### Location Information

	Transportation:	Nishikujo station / 5 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥737,750	¥8,853,000
Building Management Fee:	-¥197,000	-¥2,364,000
Building Sinking Fund:	-¥0	-¥0
Other Miscellaneous Fee:	-¥132,000	-¥1,584,000
Agency Management Fee:	-¥40,576	-¥486,915
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥108,000
Net Rental Income After Tax:		¥4,310,085

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥42,400,000	¥41,128,000	¥40,280,000
Land Registration & Legal Fee (Estimated):	¥200,000		
Agency Brokerage Fee:	¥1,465,200	¥1,423,224	¥1,395,240
Total Cost of Purchase:	¥44,065,200	¥42,751,224	¥41,875,240

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥42,400,000	¥41,128,000	¥40,280,000
Gross Rental Yield:	20.88%	21.53%	21.98%
Net Rental Yield:	10.03%	10.34%	10.55%

