

Osaka Castle Park Building

Commercial

Minpaku / Hotel

Tenanted

Osaka

Posted On 26-10-2019

📍 1-chome-9-18 Nakamichi, Higashinari-ku, Osaka.

¥ 55,000,000

BUY







 Land Area 48.62 m ²	 Layout -	 Built Year 1979	 Gross Yield 12.04%
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PROPERTY INFO

Building / Land Information

	Property Name:	Osaka Castle Park Building
	Address:	1-chome-9-18 Nakamichi, Higashinari-ku, Osaka.
	Land Ownership:	Freehold
	Building Structure:	Steel
	Built Year:	1979
	Land Area:	48.62 m ² / 523.35 ft ²


Unit Information

	Total Units:	4
	Layout:	-
	Floor Area:	166.84 m ² / 1,795.87 ft ²
	Occupancy Status:	Tenanted

Additional Information

Note 1:	1st floor shop with tenancy / JPY120,000 monthly rental
Note 2:	2nd, 3rd and 4th floor for minpaku / income projected based on 80% occupancy rate

Location Information

	Transportation:	Morinomiya station / 5 minutes walking distance
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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥552,000	¥6,624,000
Building Management Fee:	-¥129,600	-¥1,555,200
Building Sinking Fund:	-¥0	-¥0
Other Miscellaneous Fee:	-¥50,000	-¥600,000
Agency Management Fee:	-¥30,360	-¥364,320
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥80,000
Net Rental Income After Tax:		¥4,024,480

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥55,000,000	¥53,350,000	¥52,250,000
Land Registration & Legal Fee (Estimated):	¥280,000		
Agency Brokerage Fee:	¥1,881,000	¥1,826,550	¥1,790,250
Total Cost of Purchase:	¥57,161,000	¥55,456,550	¥54,320,250

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥55,000,000	¥53,350,000	¥52,250,000
Gross Rental Yield:	12.04%	12.42%	12.68%
Net Rental Yield:	7.18%	7.40%	7.56%

