

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

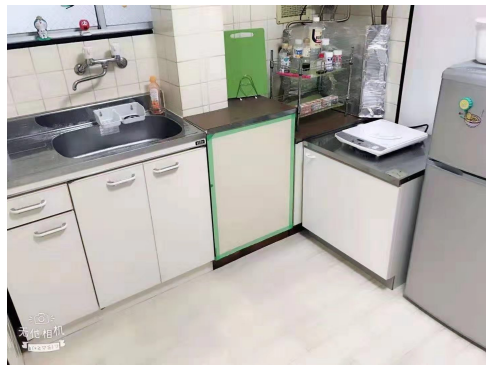
BUY

📍 Land Area
48.62 m²

🏠 Layout
-

📅 Built Year
1979







📈 Gross Yield
12.04%









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% |

