

# R-Guest Residence Tengachaya

Commercial

Minpaku / Hotel

Tenanted

Osaka

Posted On 20-12-2019

📍 2-2-17 Hanazonominami, Nishinari-ku, Osaka.

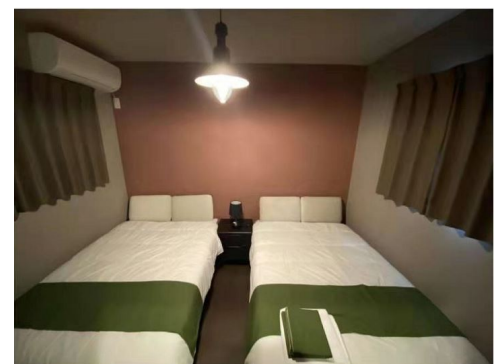
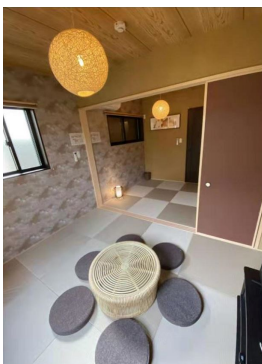
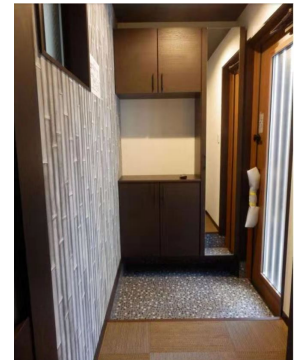
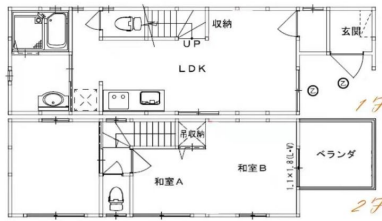
**¥ 42,120,000** **BUY**

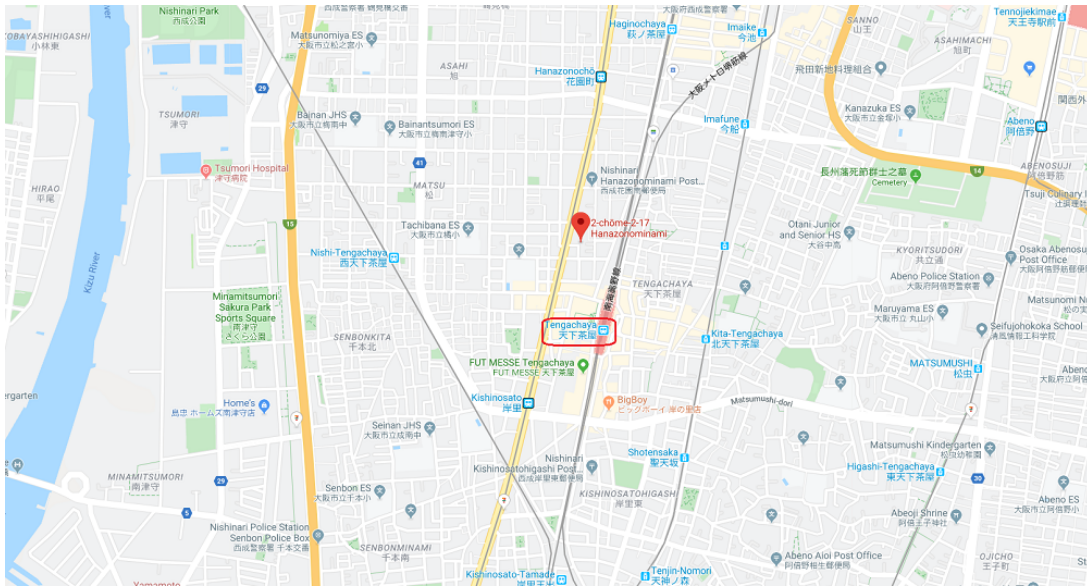
📍 Land Area  
52.57 m<sup>2</sup>

🏠 Layout  
2LDK

📅 Built Year  
2019







📈 Gross Yield  
11.54%








## PROPERTY INFO

### Building / Land Information

	Property Name:	R-Guest Residence Tengachaya
	Address:	2-2-17 Hanazonominami, Nishinari-ku, Osaka.
	Land Ownership:	Freehold
	Building Structure:	Wooden
	Built Year:	2019
	Land Area:	52.57 m <sup>2</sup> / 565.86 ft <sup>2</sup>


### Unit Information

	Layout:	2LDK
	Floor Area:	56.90 m <sup>2</sup> / 612.47 ft <sup>2</sup>
	Occupancy Status:	Tenanted

### Additional Information

Note 1:	Brand new Minpaku with licence
Note 2:	Popular district for travelers

### Location Information

	Transportation:	Tengachaya station / 2 minutes walking distance
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Singapore +65 8188 8316



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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥405,000	¥4,860,000
Building Management Fee:	-¥90,000	-¥1,080,000
Building Sinking Fund:	-¥0	-¥0
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥22,275	-¥267,300
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥60,000
	Net Rental Income After Tax:	¥3,452,700

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥42,120,000	¥40,856,400	¥40,014,000
Land Registration & Legal Fee (Estimated):	¥200,000		
Agency Brokerage Fee:	¥1,455,960	¥1,414,261	¥1,386,462
Total Cost of Purchase:	¥43,775,960	¥42,470,661	¥41,600,462

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥42,120,000	¥40,856,400	¥40,014,000
Gross Rental Yield:	11.54%	11.90%	12.15%
Net Rental Yield:	8.02%	8.27%	8.45%

