

## Shinmachi Dia Palace II Building 6F

Residential

Apartment

Tenanted

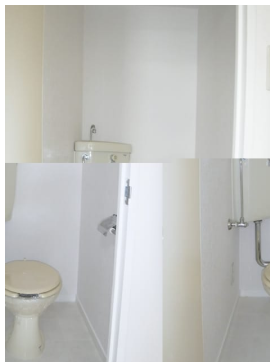
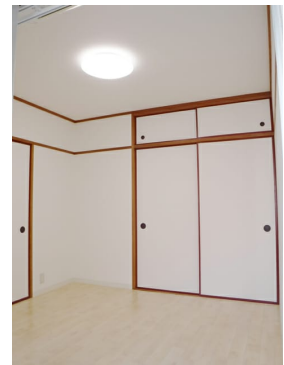
Osaka

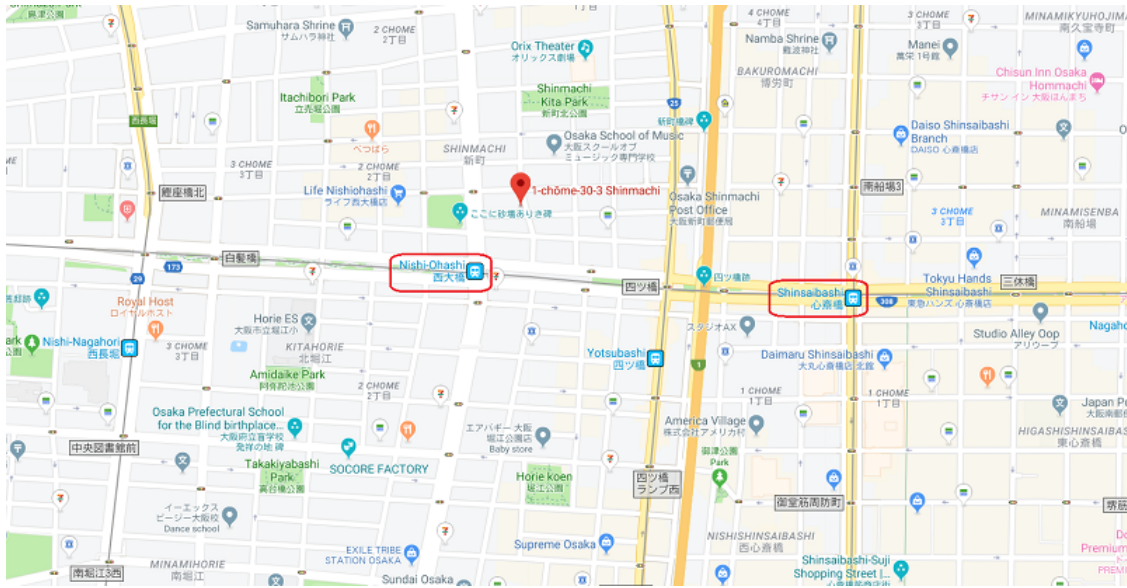
Posted On 22-08-2019

📍 1-chome-30-2 Shinmachi, Nishi-ku, Osaka.

**¥ 13,900,000** **BUY**






 Floor Area 33.95 m <sup>2</sup>	 Layout 2DK	 Built Year 1981	 Gross Yield 6.73%
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## PROPERTY INFO

### Building / Land Information

	Property Name:	Shinmachi Dia Palace II Building 6F
	Address:	1-chome-30-2 Shinmachi, Nishi-ku, Osaka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1981


### Unit Information


	Total Units:	24
	Layout:	2DK
	Floor / Total Floors:	6 Floor / 7 Floors
	Floor Area:	33.95 m <sup>2</sup> / 365.44 ft <sup>2</sup>
	Balcony Area:	2.91 m <sup>2</sup> / 31.32 ft <sup>2</sup>
	Balcony Facing:	East
	Occupancy Status:	Tenanted

### Additional Information

Note 1:	Renovation done in July 2019, replaced new water heater and ventilation
Note 2:	Prime area

### Location Information

	Transportation:	Nishi-Ohashi station / 3 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥78,000	¥936,000
Building Management Fee:	-¥10,940	-¥131,280
Building Sinking Fund:	-¥7,280	-¥87,360
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥4,290	-¥51,480
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥41,300
	Net Rental Income After Tax:	¥624,580

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥13,900,000	¥13,483,000	¥13,205,000
Land Registration & Legal Fee (Estimated):	¥150,000		
Agency Brokerage Fee:	¥524,700	¥510,939	¥501,765
Total Cost of Purchase:	¥14,574,700	¥14,143,939	¥13,856,765

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥13,900,000	¥13,483,000	¥13,205,000
Gross Rental Yield:	6.73%	6.94%	7.09%
Net Rental Yield:	4.57%	4.71%	4.81%

