



JAPAN REALTY  
日本不動産

# Shirakaba Terrace House

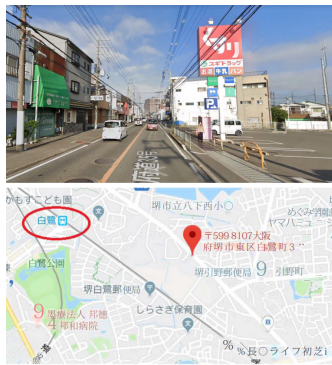
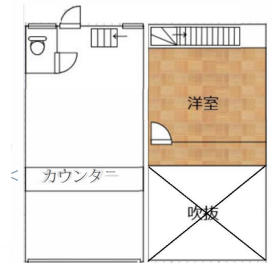
Commercial Office / Shop Tenanted Osaka

Posted On 07-11-2019

3 Chome Shirasagicho, Higashi Ward, Sakai, Osaka.

¥ 16,800,000 BUY

Floor Area 48.00 m <sup>2</sup>	Layout -	Built Year 1973	Gross Yield 7.86%
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## PROPERTY INFO

### Building / Land Information

🏠	Property Name:	Shirakaba Terrace House
📍	Address:	3 Chome Shirasagicho, Higashi Ward, Sakai, Osaka.
🏠	Land Ownership:	Freehold
🏠	Building Structure:	Wooden
📅	Built Year:	1973
👤	Land Area:	39.02 m <sup>2</sup> / 420.01 ft <sup>2</sup>

### Unit Information

🏠	Layout:	-
🏠	Floor Area:	48.00 m <sup>2</sup> / 516.67 ft <sup>2</sup>
🏠	Occupancy Status:	Tenanted

### Additional Information

Note 1: Take away food store

### Location Information

🚆	Transportation:	Shirasagi station / 11 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥110,000	¥1,320,000
Building Management Fee:	-¥0	-¥0
Building Sinking Fund:	-¥0	-¥0
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥6,050	-¥72,600
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥60,000
	Net Rental Income After Tax:	¥1,187,400

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥16,800,000	¥16,296,000	¥15,960,000
Land Registration & Legal Fee (Estimated):	¥160,000		
Agency Brokerage Fee:	¥620,400	¥603,768	¥592,680
Total Cost of Purchase:	¥17,580,400	¥17,059,768	¥16,712,680

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥16,800,000	¥16,296,000	¥15,960,000
Gross Rental Yield:	7.86%	8.10%	8.27%
Net Rental Yield:	7.10%	7.31%	7.47%

