

Sun Royal Ikeda Bird Hills
1 Gokan 415

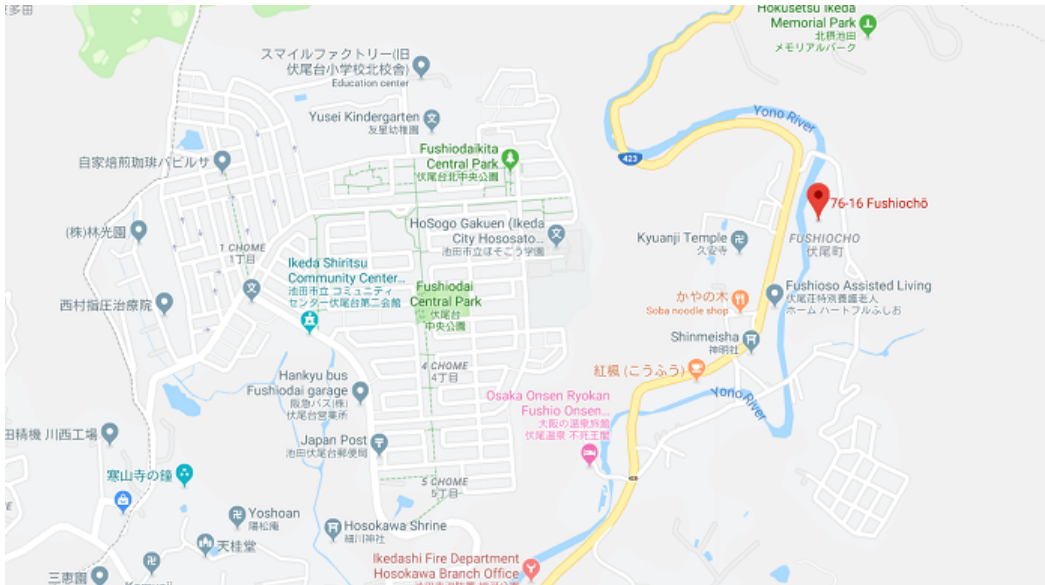
Residential Apartment Tenanted **Osaka**

Posted On 04-09-2019
76-16 Fushiocho, Ikeda, Osaka.

¥ 6,500,000 **BUY**

 Floor Area 85.71 m ²	 Layout 4LDK	 Built Year 1988	 Gross Yield 10.15%
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PROPERTY INFO

Building / Land Information

	Property Name:	Sun Royal Ikeda Bird Hills 1 Gokan 415
	Address:	76-16 Fushiocho, Ikeda, Osaka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1988

Unit Information

	Total Units:	232
	Layout:	4LDK
	Floor / Total Floors:	4 Floor / 7 Floors
	Floor Area:	85.71 m ² / 922.58 ft ²
	Balcony Area:	15.75 m ² / 169.53 ft ²
	Balcony Facing:	West
	Occupancy Status:	Tenanted

Additional Information

Note 1: Residential area near school

Location Information

 Transportation: Kyuanji Bus stop / 8 minutes walking distance

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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥55,000	¥660,000
Building Management Fee:	-¥9,790	-¥117,480
Building Sinking Fund:	-¥8,140	-¥97,680
Other Miscellaneous Fee:	-¥200	-¥2,400
Agency Management Fee:	-¥3,025	-¥36,300
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥64,000
	Net Rental Income After Tax:	¥342,140

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥6,500,000	¥6,305,000	¥6,175,000
Land Registration & Legal Fee (Estimated):	¥150,000		
Agency Brokerage Fee:	¥280,500	¥274,065	¥269,775
Total Cost of Purchase:	¥6,930,500	¥6,729,065	¥6,594,775

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥6,500,000	¥6,305,000	¥6,175,000
Gross Rental Yield:	10.15%	10.47%	10.69%
Net Rental Yield:	5.86%	6.04%	6.17%

