

## Tenka-ya Minpaku

Commercial

Minpaku / Hotel

Tenanted

Osaka

Posted On 24-09-2019

📍 1-chome-4-27 Shotenshita, Nishinari-ku, Osaka.

**¥ 36,300,000**

**BUY**

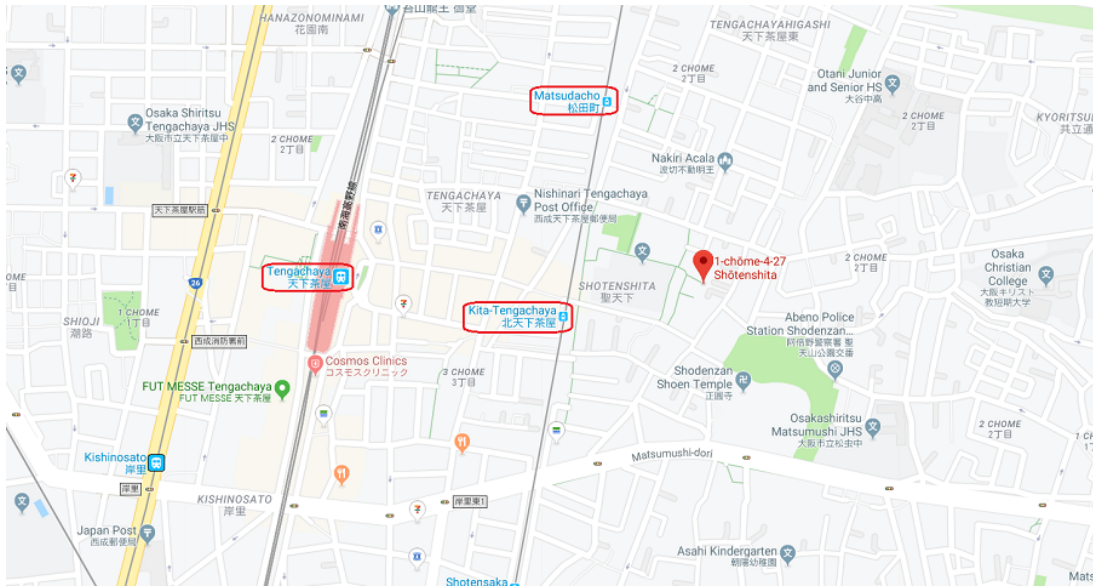
📍 Land Area  
47.86 m<sup>2</sup>

🏠 Layout  
5LDK

📅 Built Year  
1989







📈 Gross Yield  
14.55%








## PROPERTY INFO

### Building / Land Information


	Property Name:	Tenka-ya Minpaku
	Address:	1-chome-4-27 Shotenshita, Nishinari-ku, Osaka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1989
	Land Area:	47.86 m <sup>2</sup> / 515.17 ft <sup>2</sup>

### Unit Information

	Layout:	5LDK
	Floor Area:	90.86 m <sup>2</sup> / 978.02 ft <sup>2</sup>
	Occupancy Status:	Tenanted

### Additional Information

### Location Information

	Transportation:	Kita-Tengachaya station / 8 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥440,000	¥5,280,000
Building Management Fee:	-¥32,400	-¥388,800
Building Sinking Fund:	-¥0	-¥0
Other Miscellaneous Fee:	-¥118,000	-¥1,416,000
Agency Management Fee:	-¥24,200	-¥290,400
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥90,000
Net Rental Income After Tax:		¥3,094,800

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥36,300,000	¥35,211,000	¥34,485,000
Land Registration & Legal Fee (Estimated):	¥250,000		
Agency Brokerage Fee:	¥1,263,900	¥1,227,963	¥1,204,005
Total Cost of Purchase:	¥37,813,900	¥36,688,963	¥35,939,005

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥36,300,000	¥35,211,000	¥34,485,000
Gross Rental Yield:	14.55%	15.00%	15.31%
Net Rental Yield:	8.42%	8.68%	8.87%

