

Tsuruhashi Minpaku

Commercial

Minpaku / Hotel

Tenanted

Osaka

Posted On 29-10-2019

📍 4-chome-10-23 Tsuruhashi, Ikuno-ku, Osaka.

¥ 33,000,000 **BUY**

📍 Land Area
44.88 m²

🏠 Layout
3LDK

📅 Built Year
1970

📈 Gross Yield
7.27%



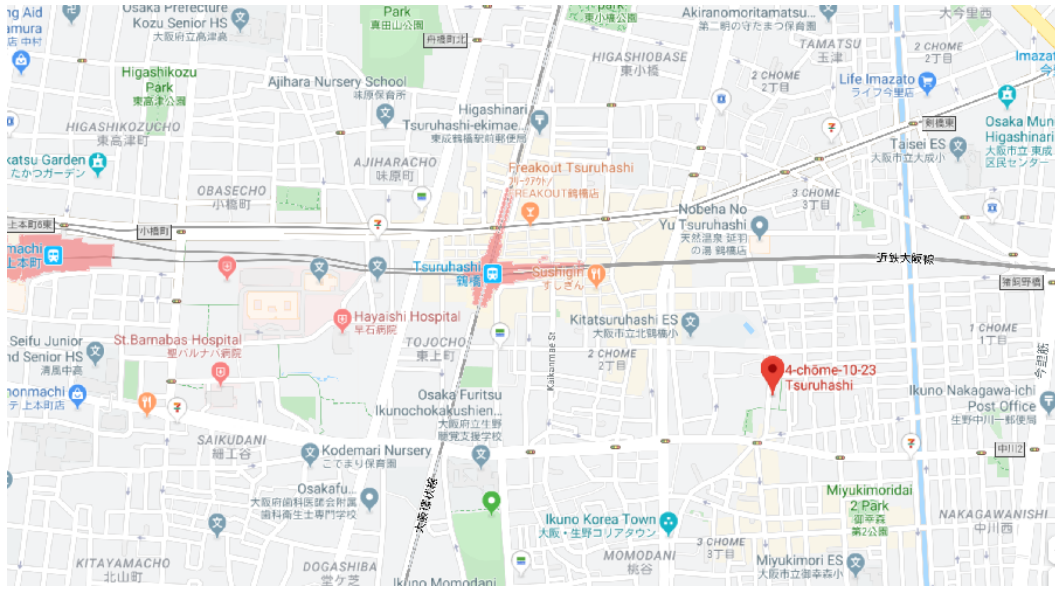
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✉ info@japan-realty.com

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PROPERTY INFO

Building / Land Information

	Property Name:	Tsuruhashi Minpaku
	Address:	4-chome-10-23 Tsuruhashi, Ikuno-ku, Osaka.
	Land Ownership:	Freehold
	Building Structure:	Wooden
	Built Year:	1970
	Land Area:	44.88 m ² / 483.09 ft ²


Unit Information

	Layout:	3LDK
	Floor Area:	79.89 m ² / 859.94 ft ²
	Occupancy Status:	Tenanted

Additional Information

Note 1: Minpaku with licence, guaranteed JPY200,000 monthly income

Location Information

 Transportation: Tsuruhashi station / 7 minutes walking distance

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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥200,000	¥2,400,000
Building Management Fee:	-¥0	-¥0
Building Sinking Fund:	-¥0	-¥0
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥11,000	-¥132,000
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥25,137
Net Rental Income After Tax:		¥2,242,863

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥33,000,000	¥32,010,000	¥31,350,000
Land Registration & Legal Fee (Estimated):	¥130,000		
Agency Brokerage Fee:	¥1,155,000	¥1,122,330	¥1,100,550
Total Cost of Purchase:	¥34,285,000	¥33,262,330	¥32,580,550

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥33,000,000	¥32,010,000	¥31,350,000
Gross Rental Yield:	7.27%	7.50%	7.66%
Net Rental Yield:	6.62%	6.82%	6.96%

