

JAPAN REALTY 日本不動產

Villeneuve Minamihorie 4F

Residential

Apartment Vacant

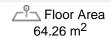


Posted On 03-10-2019

2 4-chome-23-23 Minamihorie, Nishi-ku, Osaka.

¥ 36,800,000

BUY



☐ Layout 2LDK

Built Year 1996

✓ Gross Yield 0%

















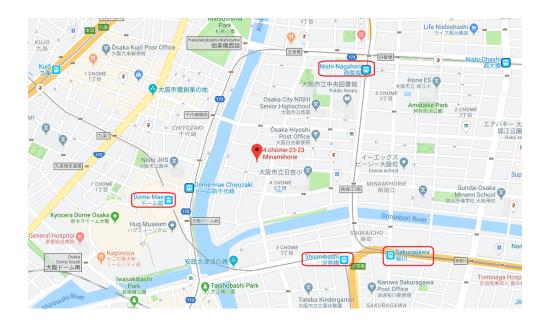












PROPERTY INFO

Building / Land Information

Property Name: Villeneuve Minamihorie 4F

Address: 4-chome-23-23 Minamihorie, Nishi-ku, Osaka.

Land Ownership: Freehold

Building Structure: Steel Reinforced Concrete

Built Year: 1996

Unit Information

Additional Information

Total Units: 68

H Layout: 2LDK

Floor / Total Floors: 4 Floor / 15 Floors

Floor Area: 64.26 m² / 691.69 ft²

☐ Balcony Area: 11.63 m² / 125.19 ft²

Occupancy Status: Vacant

Location Information

Transportation: Dome-Mae station / 6 minutes walking distance

















	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥5,980	-¥71,760
Building Sinking Fund:	-¥14,480	-¥173,760
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥120,000
Net Rental Income After Tax:		¥-365,520

COST OF PURCHASE

	Offer Price	3% Offer Price	5% Offer Price
Purchase Price:	¥36,800,000	¥35,696,000	¥34,960,000
Land Registration & Legal Fee (Estimated):	¥200,000		
Agency Brokerage Fee:	¥1,280,400	¥1,243,968	¥1,219,680
Total Cost of Purchase:	¥38,280,400	¥37,139,968	¥36,379,680

RENTAL YIELD

	Offer Price	3% Offer Price	5% Offer Price
Purchase Price:	¥36,800,000	¥35,696,000	¥34,960,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-0.64%	-0.66%	-0.68%

















