

Villeneuve Minamihorie 4F

Residential

Apartment

Vacant


Osaka

Posted On 03-10-2019


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


¥ 36,800,000

BUY

 Floor Area
64.26 m²

 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

	Total Units:	68
	Layout:	2LDK
	Floor / Total Floors:	4 Floor / 15 Floors
	Floor Area:	64.26 m ² / 691.69 ft ²
	Balcony Area:	11.63 m ² / 125.19 ft ²
	Balcony Facing:	Southeast
	Occupancy Status:	Vacant

Additional Information

Location Information

	Transportation:	Dome-Mae station / 6 minutes walking distance
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INCOME & EXPENSE

	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%

