

Villeneuve Minamihorie 4F

Residential

Apartment

Vacant

Osaka

Posted On 03-10-2019

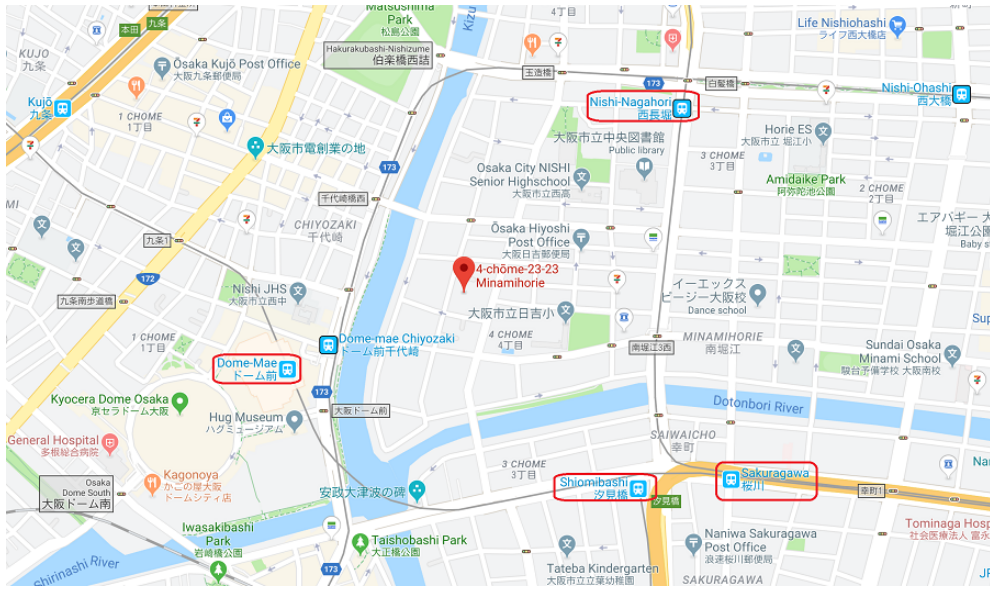
📍 4-chome-23-23 Minamihorie, Nishi-ku, Osaka.

¥ 36,800,000

BUY

| | | | |
|--------------------------------------|------------------|----------------------|---------------------|
| 📍 Floor Area 64.26 m ² | 🏠 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 |
|---|-----------------|---|

 info@japan-realty.com
Singapore +65 8188 8316



公众号 Page 2

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% |

