

## Abeno Karuche Bishoen


Commercial

Office / Shop

Tenanted


Osaka

Posted On 27-08-2019


 2-chome-11-22 Matsuzakicho, Abeno-ku, Osaka.


**¥ 30,300,000**

**BUY**

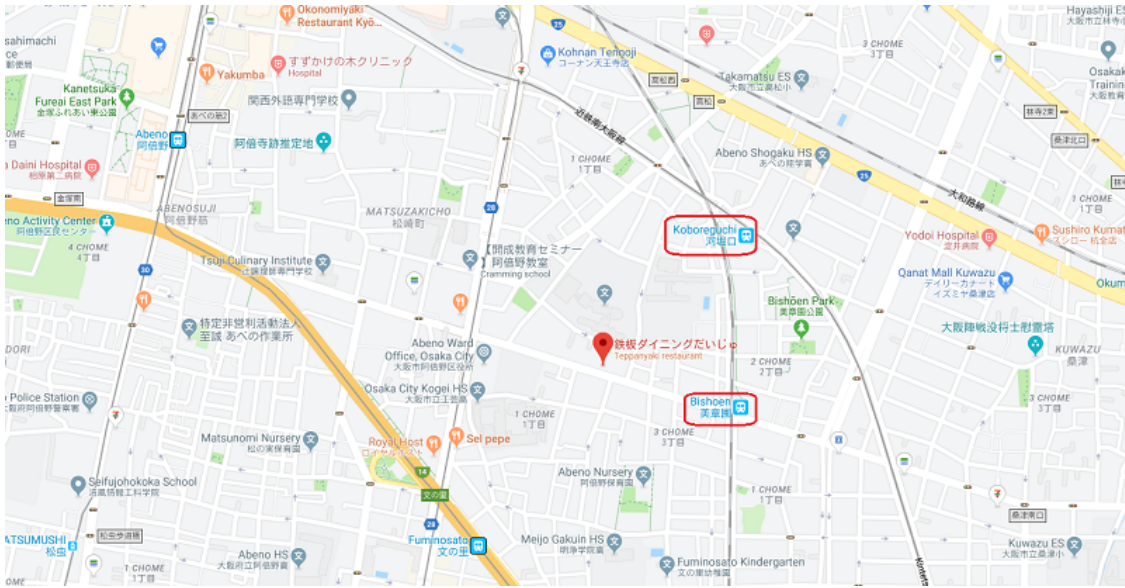
 Floor Area  
72.84 m<sup>2</sup>

 Layout  
-

 Built Year  
1982






 Gross Yield  
7.7%










## PROPERTY INFO

### Building / Land Information

	Property Name:	Abeno Karuche Bishoen
	Address:	2-chome-11-22 Matsuzakicho, Abeno-ku, Osaka.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1982

### Unit Information

	Total Units:	57
	Layout:	-
	Floor / Total Floors:	1 Floor / 9 Floors
	Floor Area:	72.84 m <sup>2</sup> / 784.05 ft <sup>2</sup>
	Occupancy Status:	Tenanted

### Additional Information

Note 1: Popular school, convenient location

### Location Information

	Transportation:	Bishoen station / 3 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥194,400	¥2,332,800
Building Management Fee:	-¥16,150	-¥193,800
Building Sinking Fund:	-¥31,550	-¥378,600
Other Miscellaneous Fee:	-¥5,000	-¥60,000
Agency Management Fee:	-¥10,692	-¥128,304
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥120,000
Net Rental Income After Tax:		¥1,452,096

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥30,300,000	¥29,391,000	¥28,785,000
Land Registration & Legal Fee (Estimated):	¥280,000		
Agency Brokerage Fee:	¥1,065,900	¥1,035,903	¥1,015,905
Total Cost of Purchase:	¥31,645,900	¥30,706,903	¥30,080,905

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥30,300,000	¥29,391,000	¥28,785,000
Gross Rental Yield:	7.70%	7.94%	8.10%
Net Rental Yield:	4.97%	5.12%	5.23%

