

Grampia Fuse 206

Posted On 14-03-2020

📍 1-19-14 Chodo, Higashiosaka, Osaka.

¥ 5,800,000 **BUY**

Residential

Apartment

Tenanted

Osaka

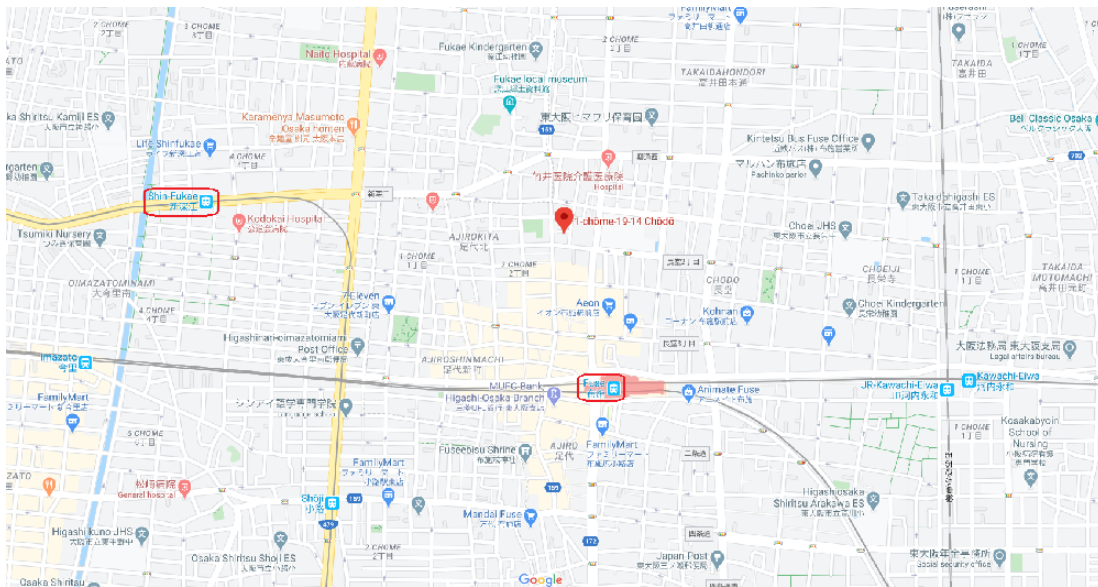
📐 Floor Area
17.55 m²

🏠 Layout
1R

📅 Built Year
1988






📈 Gross Yield
8.69%












PROPERTY INFO

Building / Land Information


| | | |
|---|---------------------|-------------------------------------|
|  | Property Name: | Grampia Fuse 206 |
|  | Address: | 1-19-14 Chodo, Higashiosaka, Osaka. |
|  | Land Ownership: | Freehold |
|  | Building Structure: | Reinforced Concrete |
|  | Built Year: | 1988 |

Unit Information

| | | |
|---|-----------------------|---|
|  | Total Units: | 40 |
|  | Layout: | 1R |
|  | Floor / Total Floors: | 2 Floor / 5 Floors |
|  | Floor Area: | 17.55 m ² / 188.91 ft ² |
|  | Balcony Area: | 3.51 m ² / 37.78 ft ² |
|  | Balcony Facing: | West |
|  | Occupancy Status: | Tenanted |

Additional Information

Location Information

| | | |
|---|-----------------|---|
|  | Transportation: | Fuse station / 5 minutes walking distance |
|---|-----------------|---|



INCOME & EXPENSE

| | Monthly | Annually |
|---|---------|-----------|
| Rental Income: | ¥42,000 | ¥504,000 |
| Building Management Fee: | -¥8,960 | -¥107,520 |
| Building Sinking Fund: | -¥1,000 | -¥12,000 |
| Other Miscellaneous Fee: | -¥300 | -¥3,600 |
| Agency Management Fee: | -¥2,310 | -¥27,720 |
| Annual Fixed Asset & City Planning Tax (Estimated): | - | -¥20,300 |
| Net Rental Income After Tax: | | ¥332,860 |

COST OF PURCHASE

| | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|--|-------------|-----------------|-----------------|
| Purchase Price: | ¥5,800,000 | ¥5,626,000 | ¥5,510,000 |
| Land Registration & Legal Fee (Estimated): | ¥110,000 | | |
| Agency Brokerage Fee: | ¥257,400 | ¥251,658 | ¥247,830 |
| Total Cost of Purchase: | ¥6,167,400 | ¥5,987,658 | ¥5,867,830 |

RENTAL YIELD

| | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|---------------------|-------------|-----------------|-----------------|
| Purchase Price: | ¥5,800,000 | ¥5,626,000 | ¥5,510,000 |
| Gross Rental Yield: | 8.69% | 8.96% | 9.15% |
| Net Rental Yield: | 5.73% | 5.90% | 6.03% |

