GARNET PROPERTY | JAPAN REALTY 日本不動產

Hanazonocho Minpaku

Commercial | Minpaku / Hotel | Tenanted | Osaka

Posted On 30-08-2019

1-chome-5-6 Matsu, Nishinari-ku, Osaka.

¥ 21,000,000 BUY

Land Area	Layout	Built Year	Gross Yield
41.16 m^2	2LDK	1949	16.57%

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公众号

PROPERTY INFO

Building / Land Information

Property Name:	Hanazonocho Minpaku
Address:	1-chome-5-6 Matsu, Nishinari-ku, Osaka.
Land Ownership:	Freehold
Building Structure:	Wooden
Built Year:	1949
Land Area:	41.16 m^2 / 443.05 ft^2

Unit Information

Total Units:	1
Layout:	2LDK
Floor Area:	80.00 m^2 / 861.12 ft^2
Occupancy Status:	Tenanted

Additional Information

Note 1:	Minpaku in operation, 2 levels
Note 2:	Net annual profit at around ¥2,300,000 / 71% occupancy rate

Location Information

Transportation:	Hanazonocho station / 5 minutes walking distance

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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥290,000	¥3,480,000
Building Management Fee:	-¥63,000	-¥756,000
Building Sinking Fund:	-¥0	-¥0
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥15,950	-¥191,400
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥30,000
Net Rental Income After Tax:		¥2,502,600

COST OF PURCHASE

	Offer Price	3% Offer Price	5% Offer Price
Purchase Price:	¥21,000,000	¥20,370,000	¥19,950,000
Land Registration & Legal Fee (Estimated):	¥150,000		
Agency Brokerage Fee:	¥759,000	¥738,210	¥724,350
Total Cost of Purchase:	¥21,909,000	¥21,258,210	¥20,824,350

RENTAL YIELD

	Offer Price	3% Offer Price	5% Offer Price
Purchase Price:	¥21,000,000	¥20,370,000	¥19,950,000
Gross Rental Yield:	16.57%	17.08%	17.44%
Net Rental Yield:	11.56%	11.92%	12.17%