

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
41.16 m²

 Layout
2LDK

 Built Year
1949

 Gross Yield
16.57%





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 |
|--|-----------------|--|



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% |

