

JAPAN REALTY 日本不動產

Hanazonocho Minpaku

Commercial

Minpaku / Hotel Tenanted

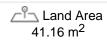
Osaka

Posted On 30-08-2019

2 1-chome-5-6 Matsu, Nishinari-ku, Osaka.

¥ 21,000,000

BUY



☐ 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.

(8) Land Ownership: Freehold

Building Structure: Wooden

1949 Built Year:

41.16 m² / 443.05 ft² Land Area:

Unit Information

Additional Information

Note 1: Minpaku in operation, 2 levels **Total Units:** 1

Net annual profit at around ¥2,300,000 / 71% Layout: 2LDK Note 2:

occupancy rate Floor Area: $80.00 \text{ m}^2 / 861.12 \text{ ft}^2$

Tenanted

Location Information

Occupancy Status:

Transportation: Hanazonocho station / 5 minutes walking distance

















	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%



















