

## Osaka Castle Park Building

Commercial

Minpaku / Hotel

Tenanted

Osaka

Posted On 26-10-2019

📍 1-chome-9-18 Nakamichi, Higashinari-ku, Osaka.

**¥ 55,000,000**

**BUY**

📍 Land Area  
48.62 m<sup>2</sup>

🏠 Layout  
-

📅 Built Year  
1979







📈 Gross Yield  
12.04%









## PROPERTY INFO

### Building / Land Information

|   |                     |  |
|---|---------------------|--|
|    | Property Name:      | Osaka Castle Park Building                     |
|    | Address:            | 1-chome-9-18 Nakamichi, Higashinari-ku, Osaka. |
|   | Land Ownership:     | Freehold                                       |
|  | Building Structure: | Steel  |
|  | Built Year:         | 1979   |
|  | Land Area:          | 48.62 m <sup>2</sup> / 523.35 ft <sup>2</sup>  |


### Unit Information

|   |                   |  |
|---|-------------------|--|
|  | Total Units:      | 4  |
|  | Layout:           | -  |
|  | Floor Area:       | 166.84 m <sup>2</sup> / 1,795.87 ft <sup>2</sup> |
|  | Occupancy Status: | Tenanted   |

### Additional Information

|         |   |
|---------|---|
| Note 1: | 1st floor shop with tenancy / JPY120,000 monthly rental                           |
| Note 2: | 2nd, 3rd and 4th floor for minpaku / income projected based on 80% occupancy rate |

### Location Information

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



## INCOME & EXPENSE

|   | Monthly   | Annually    |
|---|-----------|-------------|
| Rental Income:                                      | ¥552,000  | ¥6,624,000  |
| Building Management Fee:                            | -¥129,600 | -¥1,555,200 |
| Building Sinking Fund:                              | -¥0       | -¥0         |
| Other Miscellaneous Fee:                            | -¥50,000  | -¥600,000   |
| Agency Management Fee:                              | -¥30,360  | -¥364,320   |
| Annual Fixed Asset & City Planning Tax (Estimated): | -         | -¥80,000    |
| Net Rental Income After Tax:                        |           | ¥4,024,480  |

## COST OF PURCHASE

|  | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|--|-------------|-----------------|-----------------|
| Purchase Price:                            | ¥55,000,000 | ¥53,350,000     | ¥52,250,000     |
| Land Registration & Legal Fee (Estimated): | ¥280,000    |                 |                 |
| Agency Brokerage Fee:                      | ¥1,881,000  | ¥1,826,550      | ¥1,790,250      |
| Total Cost of Purchase:                    | ¥57,161,000 | ¥55,456,550     | ¥54,320,250     |

## RENTAL YIELD

|                     | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|---------------------|-------------|-----------------|-----------------|
| Purchase Price:     | ¥55,000,000 | ¥53,350,000     | ¥52,250,000     |
| Gross Rental Yield: | 12.04%      | 12.42%          | 12.68%          |
| Net Rental Yield:   | 7.18%       | 7.40%           | 7.56%           |

