

Osaka Castle Park Building	Commercial	Minpaku / Hotel	Tenanted	Osaka	
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Posted On 26-10-2019

I-chome-9-18 Nakamichi, Higashinari-ku, Osaka.

¥ 55,000,000 BUY

<u>لما</u> Land Area 48.62 m ²	Layout -	Built Year 1979	Gross Yield 12.04%	
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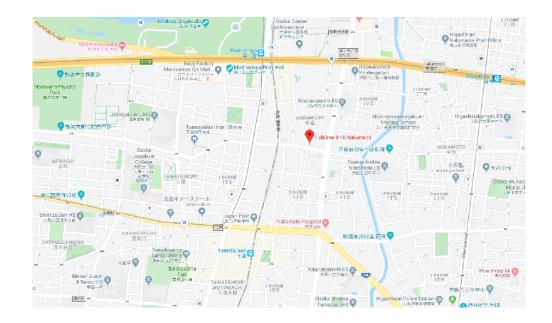






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PROPERTY INFO

Building / Land Information

ഹ	Property Name:	Osaka Castle Park Building
Q	Address:	1-chome-9-18 Nakamichi, Higashinari-ku, Osaka.
8	Land Ownership:	Freehold
æ	Building Structure:	Steel
	Built Year:	1979
حائ	Land Area:	48.62 m ² / 523.35 ft ²

Unit Information

Additional Information

	Total Units:	4	Note 1:	1st floor shop with tenancy / JPY120,000 monthly rental
	Layout:	-		
	Floor Area:	166.84 m ² / 1,795.87 ft ²	Note 2:	2nd, 3rd and 4th floor for minpaku / income projected based on 80% occupancy rate
1	Occupancy Status:	Tenanted		

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% Uffer 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%

