

# **JAPAN REALTY** 日本不動產

## Winbell Midoribashi 401

Residential

Apartment Vacant

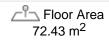


Posted On 12-10-2019

2-2-9 Higashinakamoto, Higashinari-ku, Osaka.

¥ 32,800,000

**BUY** 



☐ Layout 3LDK

Built Year 1997

✓ Gross Yield 0%

















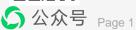




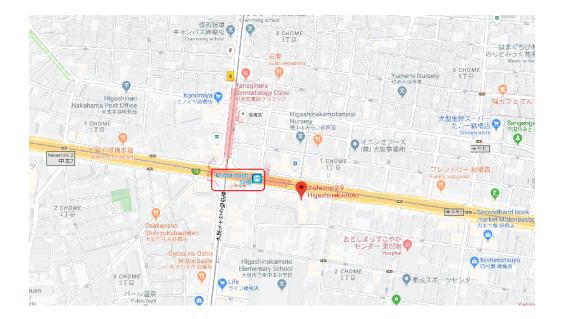












#### **PROPERTY INFO**

## **Building / Land Information**

Property Name: Winbell Midoribashi 401

Address: 2-2-9 Higashinakamoto, Higashinari-ku, Osaka.

Land Ownership: Freehold

Building Structure: Reinforced Concrete

Built Year: 1997

#### **Unit Information**

#### **Additional Information**

Total Units: 30

Layout: 3LDK

Floor / Total Floors: 4 Floor / 10 Floors

Floor Area: 72.43 m<sup>2</sup> / 779.64 ft<sup>2</sup>

☐ Balcony Area: 11.26 m<sup>2</sup> / 121.20 ft<sup>2</sup>

Occupancy Status: Vacant

#### **Location Information**

Transportation: Midoribashi station / 2 minutes walking distance

















	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥15,210	-¥182,520
Building Sinking Fund:	-¥10,860	-¥130,320
Other Miscellaneous Fee:	-¥300	-¥3,600
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥150,600
Net Rental Income After Tax:		¥-467,040

## COST OF PURCHASE

	Offer Price	3% Offer Price	5% Offer Price
Purchase Price:	¥32,800,000	¥31,816,000	¥31,160,000
Land Registration & Legal Fee (Estimated):	¥220,000		
Agency Brokerage Fee:	¥1,148,400	¥1,115,928	¥1,094,280
Total Cost of Purchase:	¥34,168,400	¥33,151,928	¥32,474,280

### RENTAL YIELD

	Offer Price	3% Offer Price	5% Offer Price
Purchase Price:	¥32,800,000	¥31,816,000	¥31,160,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-0.93%	-0.95%	-0.97%



















