GARNET PROPERTY | JAPAN REALTY 日本不動産

Abeno Karuche Bishoen

Commercial | Office / Shop | Tenanted | Osaka

Posted On 27-08-2019

2-chome-11-22 Matsuzakicho, Abeno-ku, Osaka.

¥ 30,300,000 BUY

Floor Area	Layout	Built Year	Gross Yield
72.84 m^2	-	1982	7.7%

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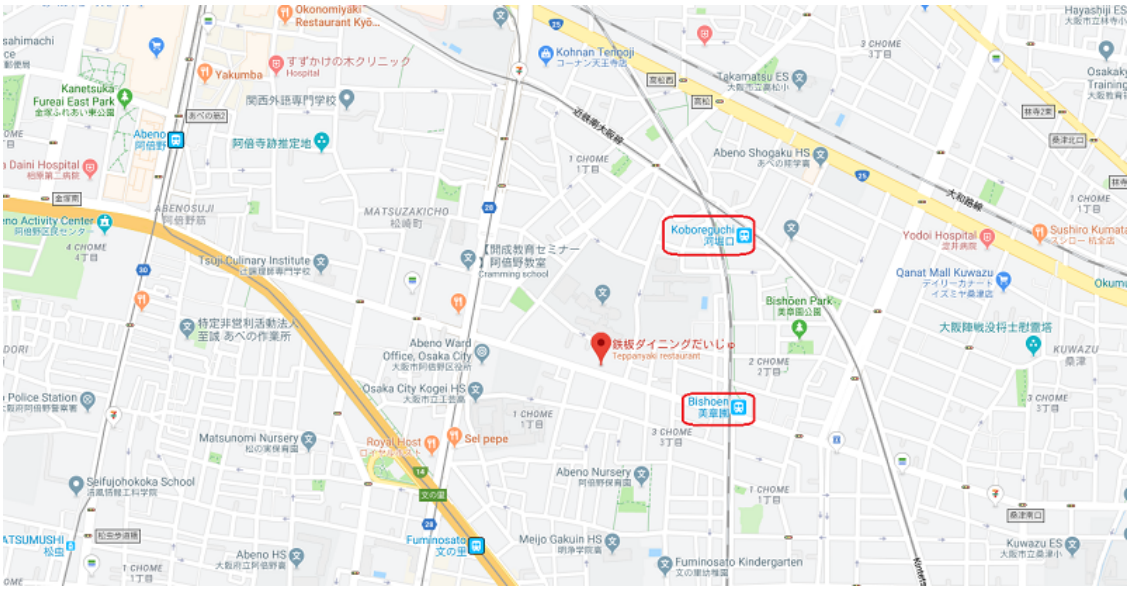

PROPERTY INFO

Building / Land Information

Property Name:	Abeno Karuche Bishoen
Address:	2-chome-11-22 Matsuzakicho, Abeno-ku, Osaka.
Land Ownership:	Freehold
Building Structure:	Steel Reinforced Concrete
Built Year:	1982

Unit Information

Total Units:	57
Layout:	-
Floor / Total Floors:	1 Floor / 9 Floors
Floor Area:	72.84 m^2 / 784.05 ft^2
Occupancy Status:	Tenanted

Additional Information

Note 1: Popular school, convenient location

Location Information

Transportation: Bishoen station / 3 minutes walking distance

INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥194,400	¥2,332,800
Building Management Fee:	-¥16,150	-¥193,800
Building Sinking Fund:	-¥31,550	-¥378,600
Other Miscellaneous Fee:	-¥5,000	-¥60,000
Agency Management Fee:	-¥10,692	-¥128,304
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥120,000
Net Rental Income After Tax:		¥1,452,096

COST OF PURCHASE

	Offer Price	3% ↓ Offer Price	5% ↓ Offer Price
Purchase Price:	¥30,300,000	¥29,391,000	¥28,785,000
Land Registration & Legal Fee (Estimated):	¥280,000		
Agency Brokerage Fee:	¥1,065,900	¥1,035,903	¥1,015,905
Total Cost of Purchase:	¥31,645,900	¥30,706,903	¥30,080,905

RENTAL YIELD

	Offer Price	3% ↓ Offer Price	5% ↓ Offer Price
Purchase Price:	¥30,300,000	¥29,391,000	¥28,785,000
Gross Rental Yield:	7.70%	7.94%	8.10%
Net Rental Yield:	4.97%	5.12%	5.23%