GARNET PROPERTY | JAPAN REALTY 日本不動産

Grampia Fuse 206

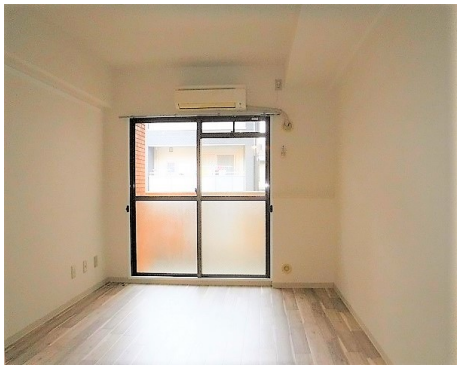
Residential | Apartment | Tenanted | Osaka

Posted On 14-03-2020

1-19-14 Chodo, Higashiosaka, Osaka.

¥ 5,800,000 **BUY**

Floor Area	Layout	Built Year	Gross Yield
17.55 m^2	1R	1988	8.69%



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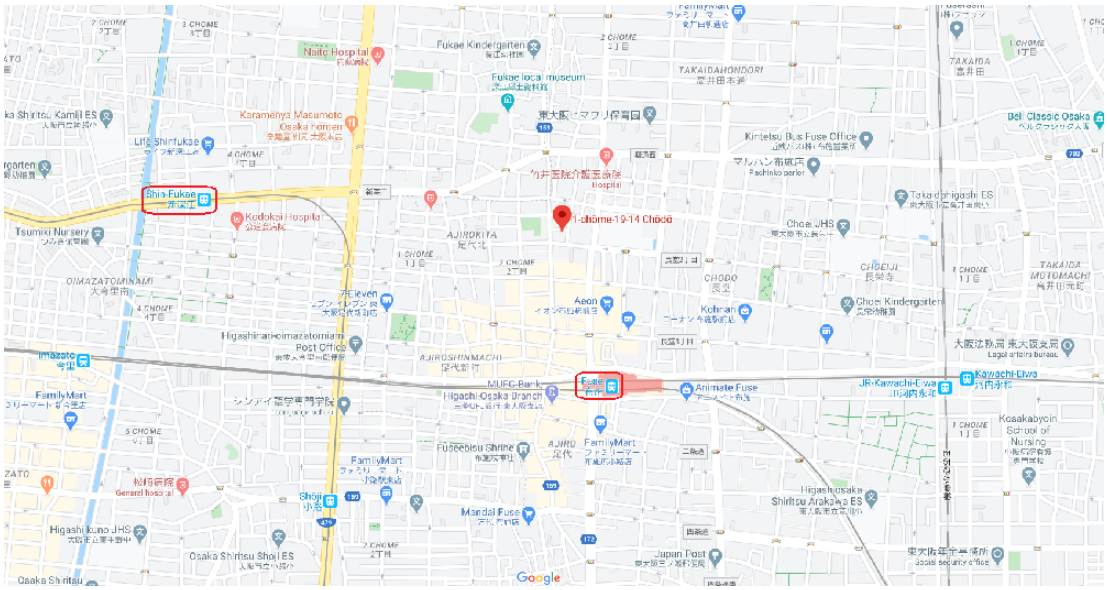

PROPERTY INFO

Building / Land Information

Property Name:	Grampia Fuse 206
Address:	1-19-14 Chodo, Higashiosaka, Osaka.
Land Ownership:	Freehold
Building Structure:	Reinforced Concrete
Built Year:	1988

Unit Information

Total Units:	40
Layout:	1R
Floor / Total Floors:	2 Floor / 5 Floors
Floor Area:	17.55 m^2 / 188.91 ft^2
Balcony Area:	3.51 m^2 / 37.78 ft^2
Balcony Facing:	West
Occupancy Status:	Tenanted

Additional Information

Location Information

Transportation:	Fuse station / 5 minutes walking distance

INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥42,000	¥504,000
Building Management Fee:	-¥8,960	-¥107,520
Building Sinking Fund:	-¥1,000	-¥12,000
Other Miscellaneous Fee:	-¥300	-¥3,600
Agency Management Fee:	-¥2,310	-¥27,720
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥20,300
Net Rental Income After Tax:		¥332,860

COST OF PURCHASE

	Offer Price	3% ↓ Offer Price	5% ↓ Offer Price
Purchase Price:	¥5,800,000	¥5,626,000	¥5,510,000
Land Registration & Legal Fee (Estimated):	¥110,000		
Agency Brokerage Fee:	¥257,400	¥251,658	¥247,830
Total Cost of Purchase:	¥6,167,400	¥5,987,658	¥5,867,830

RENTAL YIELD

	Offer Price	3% ↓ Offer Price	5% ↓ Offer Price
Purchase Price:	¥5,800,000	¥5,626,000	¥5,510,000
Gross Rental Yield:	8.69%	8.96%	9.15%
Net Rental Yield:	5.73%	5.90%	6.03%