GARNET PROPERTY | JAPAN REALTY 日本不動産

Grand Maison Yorikicho 604

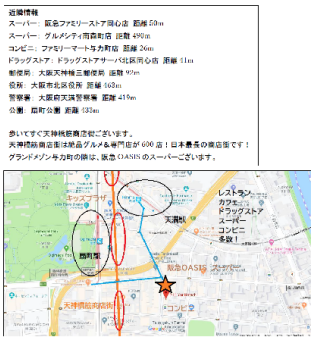
Residential | Apartment | Tenanted | Osaka

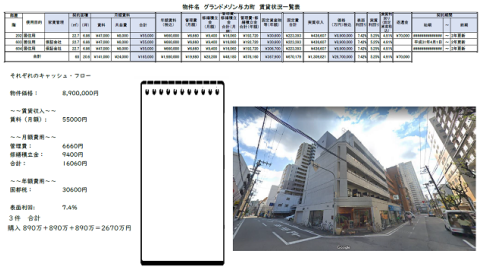
Posted On 12-10-2019

7-11 Yorikimachi, Kita-ku, Osaka.

¥ 8,900,000 BUY

Floor Area	Layout	Built Year	Gross Yield
22.65 m^2	1K	1984	7.42%





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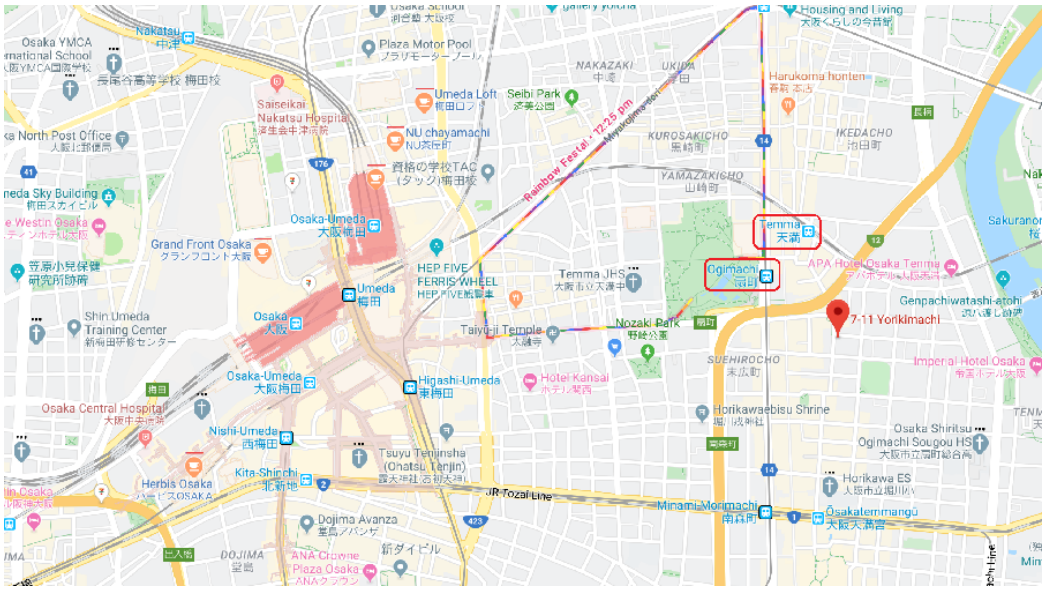

PROPERTY INFO

Building / Land Information

Property Name:	Grand Maison Yorikicho 604
Address:	7-11 Yorikimachi, Kita-ku, Osaka.
Land Ownership:	Freehold
Building Structure:	Steel Reinforced Concrete
Built Year:	1984

Unit Information

Total Units:	39
Layout:	1K
Floor / Total Floors:	6 Floor / 9 Floors
Floor Area:	22.65 m^2 / 243.80 ft^2
Balcony Area:	2.46 m^2 / 26.48 ft^2
Balcony Facing:	West
Occupancy Status:	Tenanted

Additional Information

Note 1:	Popular area in Osaka
Note 2:	Unit 202, 603, 604 can be sold as a package

Location Information

Transportation:	Ogimachi station / 4 minutes walking distance

INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥55,000	¥660,000
Building Management Fee:	-¥6,660	-¥79,920
Building Sinking Fund:	-¥9,400	-¥112,800
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥3,025	-¥36,300
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥30,600
Net Rental Income After Tax:		¥400,380

COST OF PURCHASE

	Offer Price	3% ↓ Offer Price	5% ↓ Offer Price
Purchase Price:	¥8,900,000	¥8,633,000	¥8,455,000
Land Registration & Legal Fee (Estimated):	¥130,000		
Agency Brokerage Fee:	¥359,700	¥350,889	¥345,015
Total Cost of Purchase:	¥9,389,700	¥9,113,889	¥8,930,015

RENTAL YIELD

	Offer Price	3% ↓ Offer Price	5% ↓ Offer Price
Purchase Price:	¥8,900,000	¥8,633,000	¥8,455,000
Gross Rental Yield:	7.42%	7.65%	7.81%
Net Rental Yield:	4.59%	4.73%	4.83%