GARNET PROPERTY | JAPAN REALTY 日本不動産

Kobori Mansion Shin Osaka 615

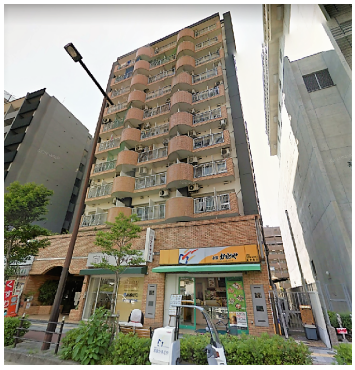
Residential | Apartment | Tenanted | Osaka

Posted On 14-03-2020

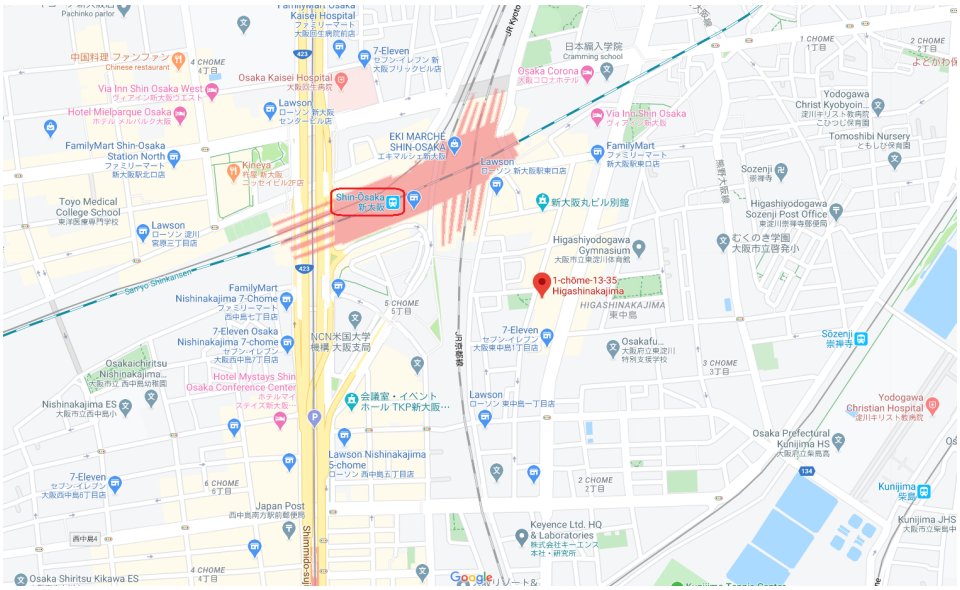
1-13-35 Higashinakajima, Higashiyodogawa-ku.

¥ 11,800,000 BUY

Floor Area	Layout	Built Year	Gross Yield
34.65 m^2	2DK	1982	6.31%



info@japan-realty.com
Singapore +65 8188 8316



PROPERTY INFO

Building / Land Information

Property Name:	Kobori Mansion Shin Osaka 615
Address:	1-13-35 Higashinakajima, Higashiyodogawa-ku.
Land Ownership:	Freehold
Building Structure:	Steel Reinforced Concrete
Built Year:	1982

Unit Information

Total Units:	142
Layout:	2DK
Floor / Total Floors:	6 Floor / 11 Floors
Floor Area:	34.65 m^2 / 372.97 ft^2
Balcony Area:	6.60 m^2 / 71.04 ft^2
Balcony Facing:	West
Occupancy Status:	Tenanted

Additional Information

Amenities:	City center, all shopping facilities and restaurant nearby
Note 1:	3 train lines / 4 station access

Location Information

Transportation:	Shin-Osaka station / 5 minutes walking distance

INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥62,000	¥744,000
Building Management Fee:	-¥4,500	-¥54,000
Building Sinking Fund:	-¥2,030	-¥24,360
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥3,410	-¥40,920
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥41,100
Net Rental Income After Tax:		¥583,620

COST OF PURCHASE

	Offer Price	3% ↓ Offer Price	5% ↓ Offer Price
Purchase Price:	¥11,800,000	¥11,446,000	¥11,210,000
Land Registration & Legal Fee (Estimated):	¥150,000		
Agency Brokerage Fee:	¥455,400	¥443,718	¥435,930
Total Cost of Purchase:	¥12,405,400	¥12,039,718	¥11,795,930

RENTAL YIELD

	Offer Price	3% ↓ Offer Price	5% ↓ Offer Price
Purchase Price:	¥11,800,000	¥11,446,000	¥11,210,000
Gross Rental Yield:	6.31%	6.50%	6.64%
Net Rental Yield:	5.04%	5.19%	5.30%