GARNET PROPERTY | JAPAN REALTY 日本不動産

Merry Goround Oriono

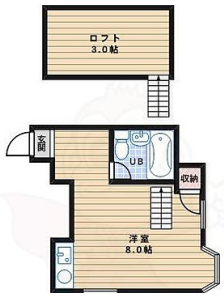
Residential | Building / Land | Tenanted | Osaka

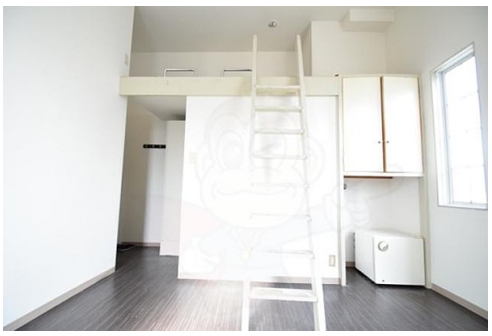
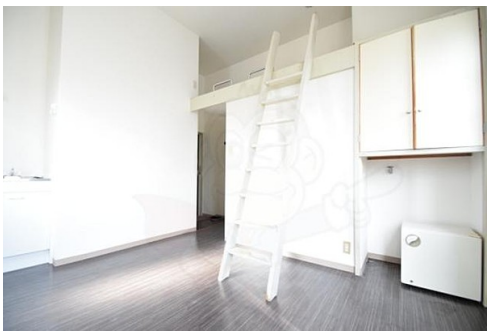
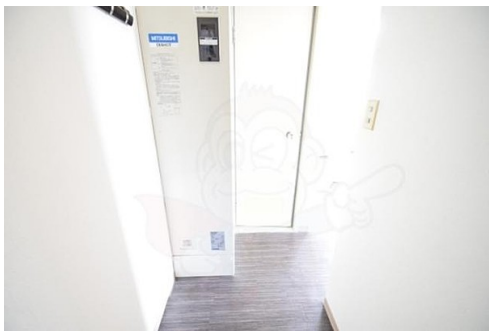
Posted On 12-03-2020

5-14-20 Oriono, Sumiyoshi-ku, Osaka.

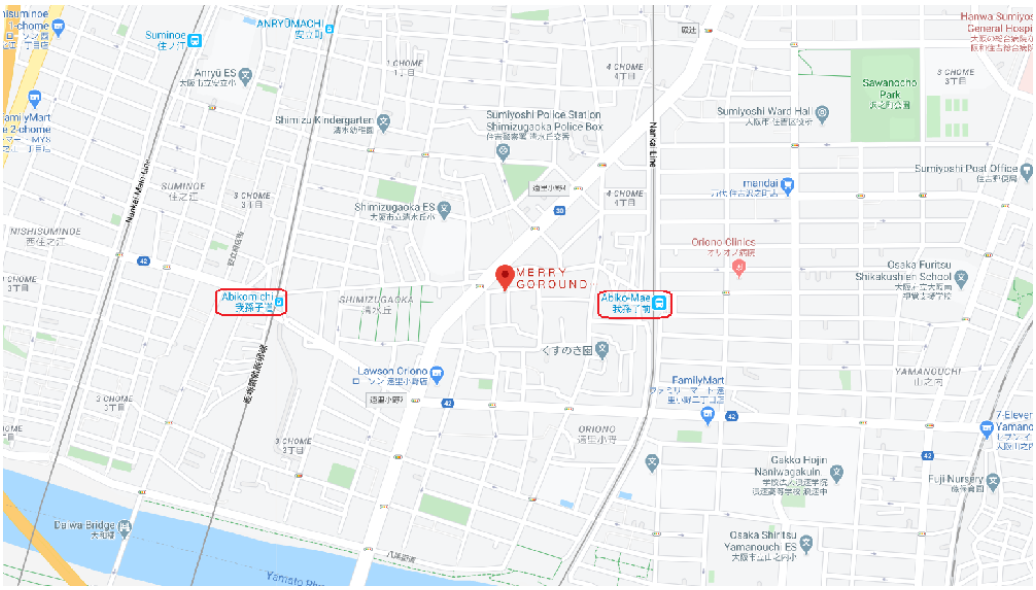
¥ 54,000,000 BUY

Land Area	Layout	Built Year	Gross Yield
109.26 m^2	-	1988	10.18%



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



PROPERTY INFO

Building / Land Information

Property Name:	Merry Goround Oriono
Address:	5-14-20 Oriono, Sumiyoshi-ku, Osaka.
Land Ownership:	Freehold
Building Structure:	Steel
Built Year:	1988
Land Area:	109.26 m^2 / 1,176.07 ft^2

Unit Information

Total Units:	13
Layout:	-
Floor Area:	228.29 m^2 / 2,457.31 ft^2
Occupancy Status:	Tenanted

Additional Information

Note 1: 1R x 13 units / Total 13 units

Location Information

Transportation: Abiko-Mae station / 5 minutes walking distance

INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥458,000	¥5,496,000
Building Management Fee:	-¥0	-¥0
Building Sinking Fund:	-¥0	-¥0
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥25,190	-¥302,280
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥300,000
Net Rental Income After Tax:		¥4,893,720

COST OF PURCHASE

	Offer Price	3% Offer Price	5% Offer Price
Purchase Price:	¥54,000,000	¥52,380,000	¥51,300,000
Land Registration & Legal Fee (Estimated):	¥300,000		
Agency Brokerage Fee:	¥1,848,000	¥1,794,540	¥1,758,900
Total Cost of Purchase:	¥56,148,000	¥54,474,540	¥53,358,900

RENTAL YIELD

	Offer Price	3% Offer Price	5% Offer Price
Purchase Price:	¥54,000,000	¥52,380,000	¥51,300,000
Gross Rental Yield:	10.18%	10.49%	10.71%
Net Rental Yield:	9.25%	9.54%	9.74%