

Noble Nakamiya

Posted On 04-10-2020

 1-7-8 Nakamiya, Asahi-ku, Osaka.

¥ 70,000,000 **BUY**

Residential

Building / Land

Tenanted

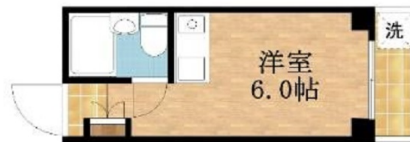
Osaka

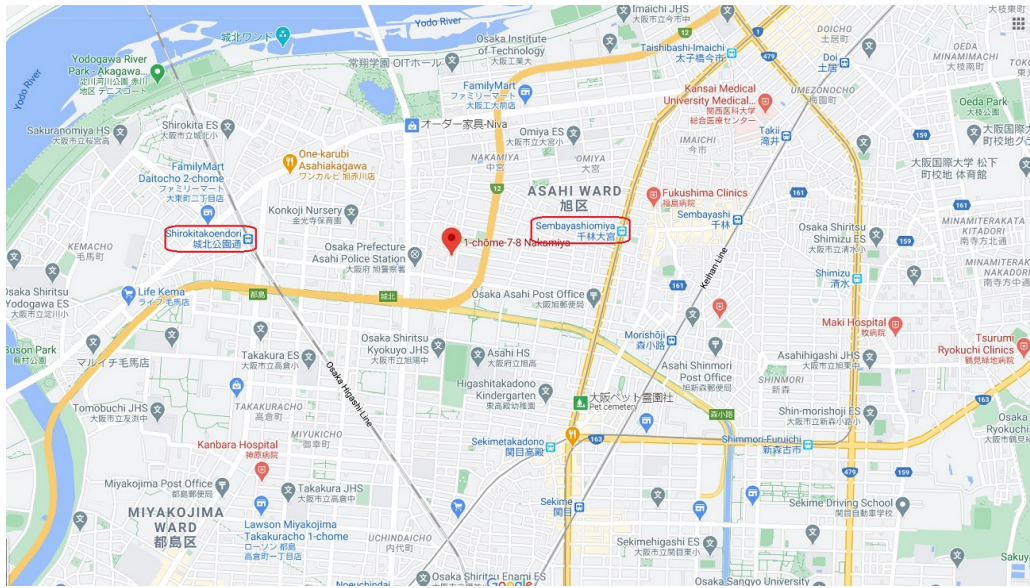
 Land Area
158.64 m²

 Layout
-

 Built Year
1988

 Gross Yield
10.36%





PROPERTY INFO

Building / Land Information

	Property Name:	Noble Nakamiya
	Address:	1-7-8 Nakamiya, Asahi-ku, Osaka.
	Land Ownership:	Freehold
	Building Structure:	Steel
	Built Year:	1988
	Land Area:	158.64 m ² / 1,707.60 ft ²

Unit Information

	Total Units:	18
	Layout:	-
	Floor Area:	303.07 m ² / 3,262.25 ft ²
	Occupancy Status:	Tenanted

Additional Information

Location Information

	Transportation:	Sembayashiomiya station / 12 minutes walking distance
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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥604,500	¥7,254,000
Building Management Fee:	-¥0	-¥0
Building Sinking Fund:	-¥0	-¥0
Other Miscellaneous Fee:	-¥27,000	-¥324,000
Agency Management Fee:	-¥33,248	-¥398,970
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥400,000
Net Rental Income After Tax:		¥6,131,030

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥70,000,000	¥67,900,000	¥66,500,000
Land Registration & Legal Fee (Estimated):	¥300,000		
Agency Brokerage Fee:	¥2,376,000	¥2,306,700	¥2,260,500
Total Cost of Purchase:	¥72,676,000	¥70,506,700	¥69,060,500

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥70,000,000	¥67,900,000	¥66,500,000
Gross Rental Yield:	10.36%	10.68%	10.91%
Net Rental Yield:	8.99%	9.26%	9.46%

