

Genese Grand Shinsaibashi East

Residential

Apartment Tenanted

Osaka

Posted On 27-08-2019

1-chome-6-7 Minamikyuhojimachi, Chuo-ku, Osaka.











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Singapore

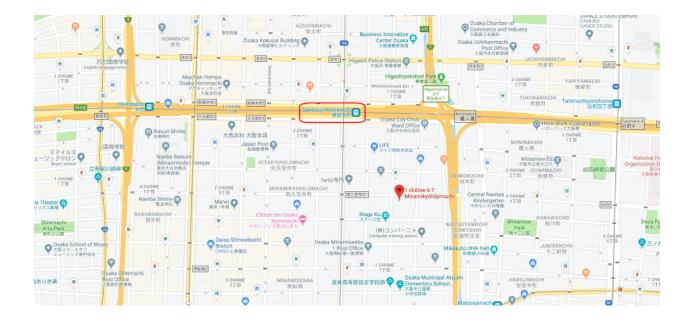












PROPERTY INFO

Building / Land Information

ഹ	Property Name:	Genese Grand Shinsaibashi East
Q	Address:	1-chome-6-7 Minamikyuhojimachi, Chuo-ku, Osaka.
8	Land Ownership:	Freehold
튪	Building Structure:	Steel
	Built Year:	2004

Unit Information

Additional Information

000	Total Units:	70	Amenities:	Shopping, Supermarket nearby
	Layout:	1K	Note 1:	Corner unit with side window, bright and airy
J.	Floor / Total Floors:	11 Floor / 13 Floors		
	Floor Area:	23.09 m ² / 248.54 ft ²		
₽	Balcony Area:	3.50 m ² / 37.67 ft ²		
1	Occupancy Status:	Tenanted		

Location Information

Transportation:

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Sakaisuji Hommachi station / 4 minutes walking distance



INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥70,000	¥840,000
Building Management Fee:	-¥9,690	-¥116,280
Building Sinking Fund:	-¥3,460	-¥41,520
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥3,850	-¥46,200
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥50,000
Net Rental Income After Tax:		¥586,000

COST OF PURCHASE

	Offer Price	3% Offer Price	5% Offer Price
Purchase Price:	¥13,000,000	¥12,610,000	¥12,350,000
Land Registration & Legal Fee (Estimated):	¥180,000		
Agency Brokerage Fee:	¥495,000	¥482,130	¥473,550
Total Cost of Purchase:	¥13,675,000	¥13,272,130	¥13,003,550

RENTAL YIELD

	Offer Price	3% Offer Price	5% Offer Price
Purchase Price:	¥13,000,000	¥12,610,000	¥12,350,000
Gross Rental Yield:	6.46%	6.66%	6.80%
Net Rental Yield:	4.65%	4.79%	4.90%

