

## Hanazonocho Minpaku

Commercial

Minpaku / Hotel

Tenanted

Osaka

Posted On 30-08-2019

📍 1-chome-5-6 Matsu, Nishinari-ku, Osaka.

**¥ 21,000,000** **BUY**

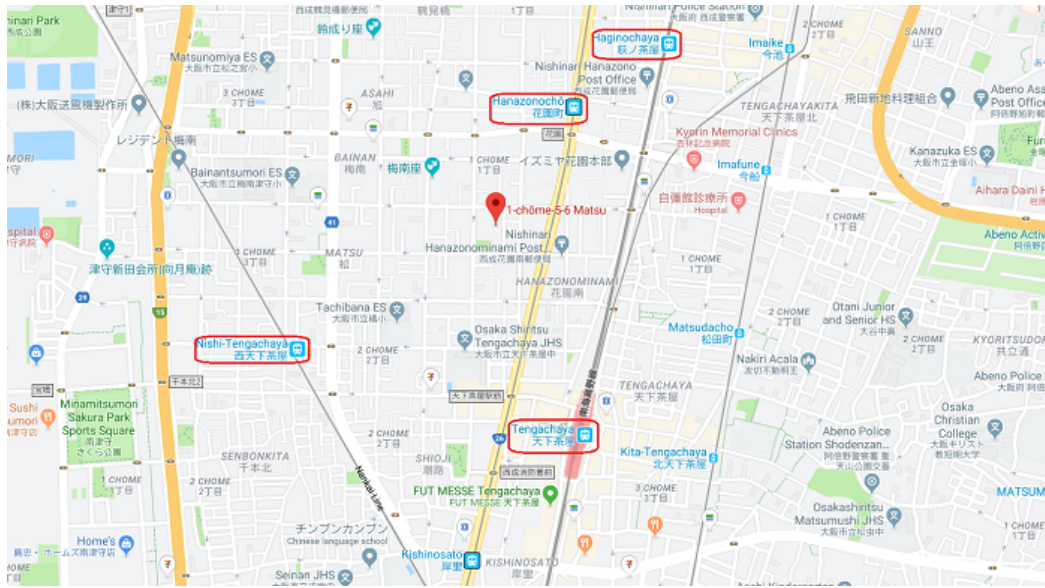
📍 Land Area  
41.16 m<sup>2</sup>

🏠 Layout  
2LDK

📅 Built Year  
1949







📈 Gross Yield  
16.57%









## PROPERTY INFO

### Building / Land Information

	Property Name:	Hanazonocho Minpaku
	Address:	1-chome-5-6 Matsu, Nishinari-ku, Osaka.
	Land Ownership:	Freehold
	Building Structure:	Wooden
	Built Year:	1949
	Land Area:	41.16 m <sup>2</sup> / 443.05 ft <sup>2</sup>


### Unit Information

	Total Units:	1
	Layout:	2LDK
	Floor Area:	80.00 m <sup>2</sup> / 861.12 ft <sup>2</sup>
	Occupancy Status:	Tenanted

### Additional Information

Note 1:	Minpaku in operation, 2 levels
Note 2:	Net annual profit at around ¥2,300,000 / 71% occupancy rate

### Location Information

	Transportation:	Hanazonocho station / 5 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥290,000	¥3,480,000
Building Management Fee:	-¥63,000	-¥756,000
Building Sinking Fund:	-¥0	-¥0
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥15,950	-¥191,400
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥30,000
Net Rental Income After Tax:		¥2,502,600

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥21,000,000	¥20,370,000	¥19,950,000
Land Registration & Legal Fee (Estimated):	¥150,000		
Agency Brokerage Fee:	¥759,000	¥738,210	¥724,350
Total Cost of Purchase:	¥21,909,000	¥21,258,210	¥20,824,350

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥21,000,000	¥20,370,000	¥19,950,000
Gross Rental Yield:	16.57%	17.08%	17.44%
Net Rental Yield:	11.56%	11.92%	12.17%

