

## Tengachaya 3-chome

Commercial

Minpaku / Hotel

Vacant

Osaka

Posted On 03-02-2020

📍 3-19-5 Tengachaya, Nishinari-ku, Osaka.

**¥ 42,000,000**

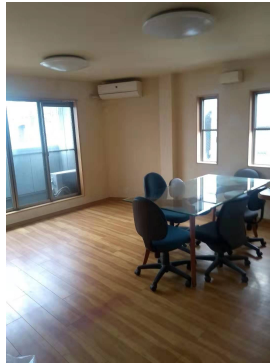
**BUY**

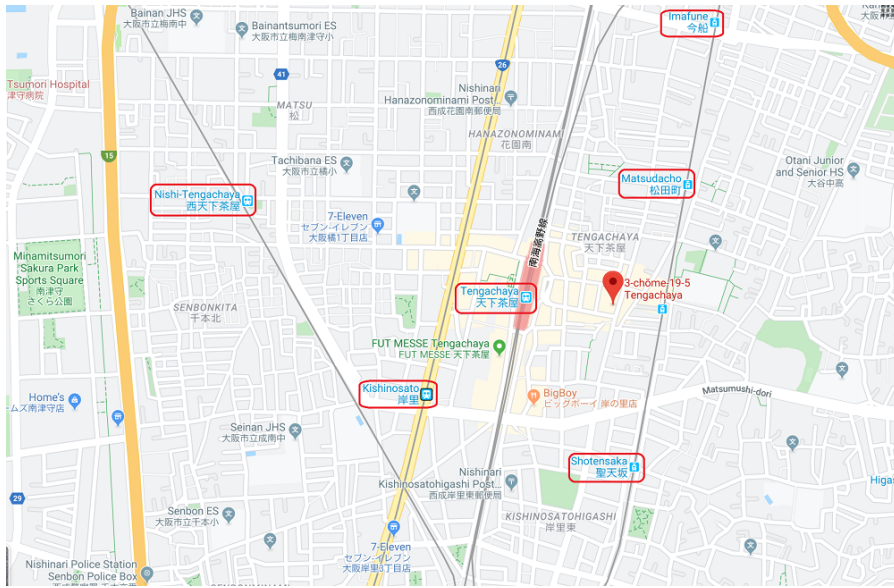
📍 Land Area  
67.54 m<sup>2</sup>

🏠 Layout  
4LDK

📅 Built Year  
2005







📈 Gross Yield  
0%








## PROPERTY INFO

### Building / Land Information

	Property Name:	Tengachaya 3-chome
	Address:	3-19-5 Tengachaya, Nishinari-ku, Osaka.
	Land Ownership:	Freehold
	Building Structure:	Steel
	Built Year:	2005
	Land Area:	67.54 m <sup>2</sup> / 727.00 ft <sup>2</sup>


### Unit Information

	Layout:	4LDK
	Floor Area:	137.28 m <sup>2</sup> / 1,477.68 ft <sup>2</sup>
	Occupancy Status:	Vacant

### Additional Information

Note 1: Can apply minapku licence

### Location Information

	Transportation:	Tengachaya station / 3 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥0	-¥0
Building Sinking Fund:	-¥0	-¥0
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥100,000
Net Rental Income After Tax:		¥-100,000

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥42,000,000	¥40,740,000	¥39,900,000
Land Registration & Legal Fee (Estimated):	¥300,000		
Agency Brokerage Fee:	¥1,452,000	¥1,410,420	¥1,382,700
Total Cost of Purchase:	¥43,752,000	¥42,450,420	¥41,582,700

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥42,000,000	¥40,740,000	¥39,900,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	0.00%	0.00%	0.00%

