

# Tsuruhashi Minpaku

Commercial | Minpaku / Hotel | Tenanted | **Osaka**

Posted On 29-10-2019

📍 4-chome-10-23 Tsuruhashi, Ikuno-ku, Osaka.

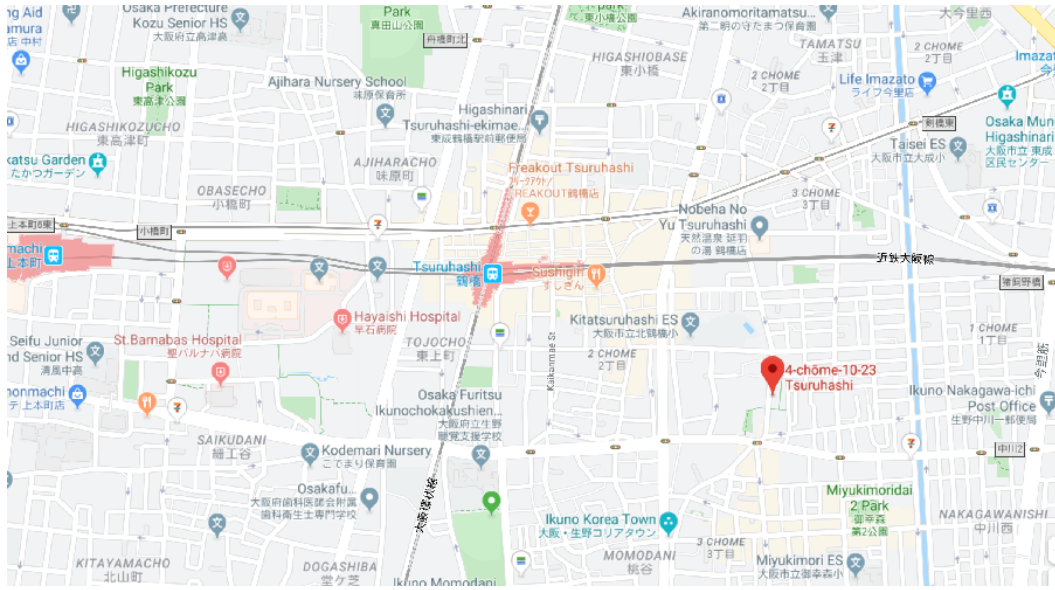
**¥ 33,000,000** **BUY**

📍 Land Area 44.88 m <sup>2</sup>	🏠 Layout 3LDK	📅 Built Year 1970	📈 Gross Yield 7.27%
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※図面につきましては、現況優先でお願い致します








## PROPERTY INFO

### Building / Land Information

	Property Name:	Tsuruhashi Minpaku
	Address:	4-chome-10-23 Tsuruhashi, Ikuno-ku, Osaka.
	Land Ownership:	Freehold
	Building Structure:	Wooden
	Built Year:	1970
	Land Area:	44.88 m <sup>2</sup> / 483.09 ft <sup>2</sup>


### Unit Information


	Layout:	3LDK
	Floor Area:	79.89 m <sup>2</sup> / 859.94 ft <sup>2</sup>
	Occupancy Status:	Tenanted

### Additional Information

Note 1: Minpaku with licence, guaranteed JPY200,000 monthly income

### Location Information

 Transportation: Tsuruhashi station / 7 minutes walking distance

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



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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥200,000	¥2,400,000
Building Management Fee:	-¥0	-¥0
Building Sinking Fund:	-¥0	-¥0
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥11,000	-¥132,000
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥25,137
Net Rental Income After Tax:		¥2,242,863

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥33,000,000	¥32,010,000	¥31,350,000
Land Registration & Legal Fee (Estimated):	¥130,000		
Agency Brokerage Fee:	¥1,155,000	¥1,122,330	¥1,100,550
Total Cost of Purchase:	¥34,285,000	¥33,262,330	¥32,580,550

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥33,000,000	¥32,010,000	¥31,350,000
Gross Rental Yield:	7.27%	7.50%	7.66%
Net Rental Yield:	6.62%	6.82%	6.96%

