

# Chambord 3 Shin-Osaka 8F

Residential

Apartment

Tenanted

Osaka

Posted On 07-03-2020

📍 4-1-11 Higashinakajima, Higashiyodogawa-ku.

**¥ 8,200,000**

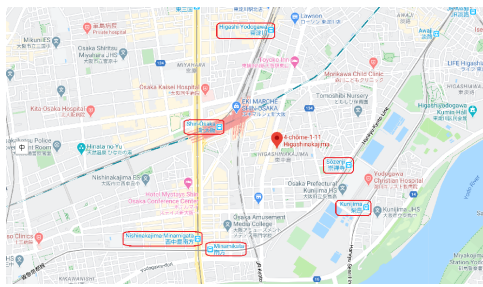
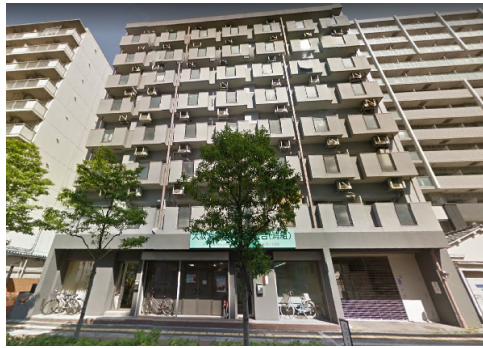
**BUY**

📏 Floor Area  
23.08 m<sup>2</sup>

🏠 Layout  
1R

📅 Built Year  
1980

📈 Gross Yield  
7.32%

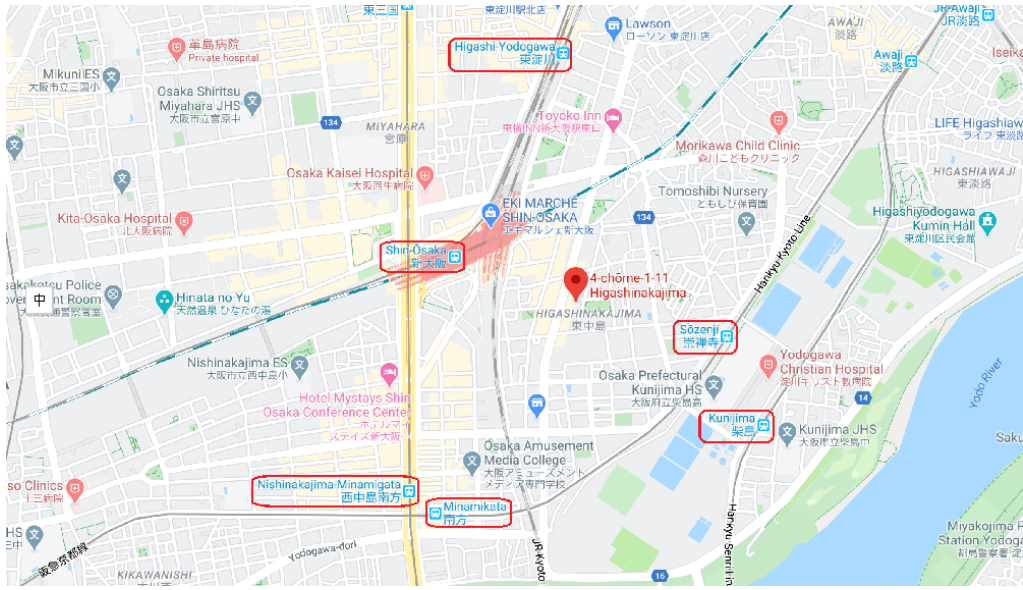


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## PROPERTY INFO

### Building / Land Information

	Property Name:	Chambord 3 Shin-Osaka 8F
	Address:	4-1-11 Higashinakajima, Higashiyodogawa-ku.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1980

### Unit Information

	Total Units:	109
	Layout:	1R
	Floor / Total Floors:	8 Floor / 8 Floors
	Floor Area:	23.08 m <sup>2</sup> / 248.43 ft <sup>2</sup>
	Balcony Area:	3.72 m <sup>2</sup> / 40.04 ft <sup>2</sup>
	Balcony Facing:	West
	Occupancy Status:	Tenanted

### Additional Information

Amenities: City center, all shopping facilities and restaurant nearby

### Location Information

Transportation: Shin-Osaka station / 5 minutes walking distance

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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥50,000	¥600,000
Building Management Fee:	-¥2,310	-¥27,720
Building Sinking Fund:	-¥3,460	-¥41,520
Other Miscellaneous Fee:	-¥230	-¥2,760
Agency Management Fee:	-¥2,750	-¥33,000
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥26,800
Net Rental Income After Tax:		¥468,200

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥8,200,000	¥7,954,000	¥7,790,000
Land Registration & Legal Fee (Estimated):	¥130,000		
Agency Brokerage Fee:	¥336,600	¥328,482	¥323,070
Total Cost of Purchase:	¥8,666,600	¥8,412,482	¥8,243,070

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥8,200,000	¥7,954,000	¥7,790,000
Gross Rental Yield:	7.32%	7.54%	7.70%
Net Rental Yield:	5.71%	5.89%	6.01%

