

# Chambord 3 Shin-Osaka 8F

Residential

Apartment

Tenanted

Osaka

Posted On 07-03-2020

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

**¥ 8,200,000**

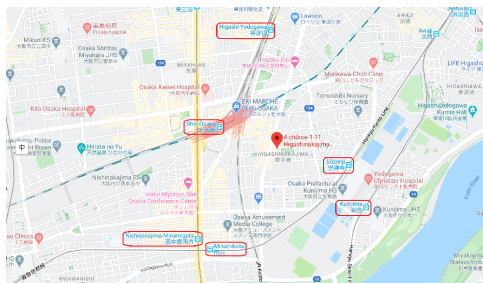
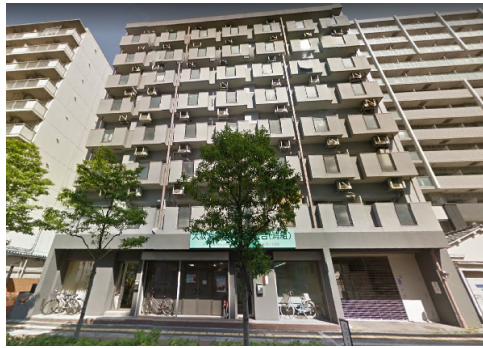
**BUY**

📐 Floor Area  
23.08 m<sup>2</sup>

🏠 Layout  
1R

📅 Built Year  
1980

📈 Gross Yield  
7.32%

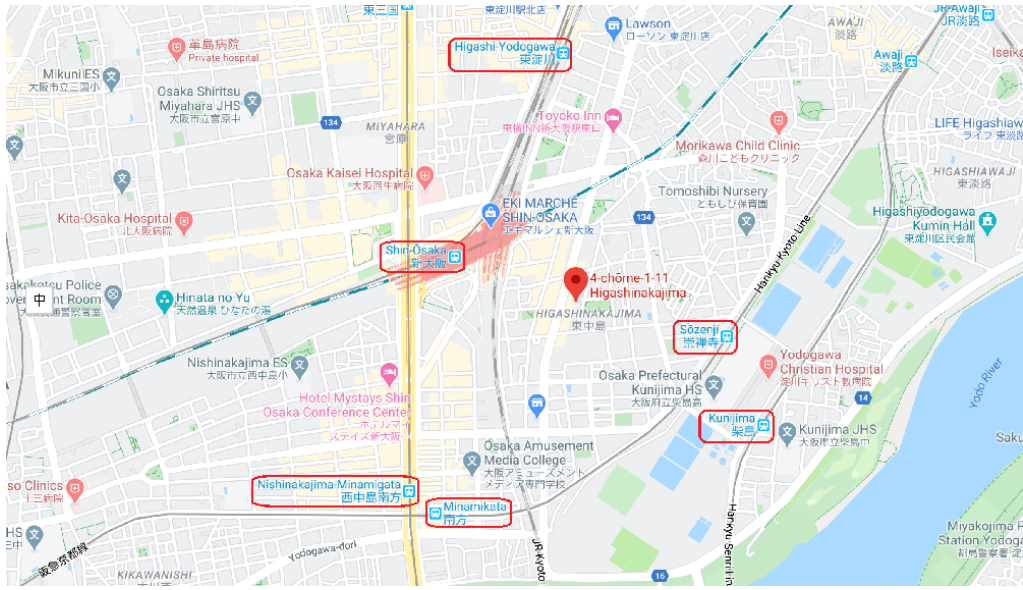


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## PROPERTY INFO

### 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%           |

