












## PROPERTY INFO

### Building / Land Information

	Property Name:	Grand Maison Yorikicho 603
	Address:	7-11 Yorikimachi, Kita-ku, Osaka.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1984

### Unit Information


	Total Units:	39
	Layout:	1K
	Floor / Total Floors:	6 Floor / 9 Floors
	Floor Area:	22.65 m <sup>2</sup> / 243.80 ft <sup>2</sup>
	Balcony Area:	2.46 m <sup>2</sup> / 26.48 ft <sup>2</sup>
	Balcony Facing:	West
	Occupancy Status:	Tenanted

### Additional Information

Note 1:	Popular area in Osaka
Note 2:	Unit 202, 603, 604 can be sold as a package

### Location Information

	Transportation:	Ogimachi station / 4 minutes walking distance
---	-----------------	---

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



公众号 Page 2

## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥55,000	¥660,000
Building Management Fee:	-¥6,660	-¥79,920
Building Sinking Fund:	-¥9,400	-¥112,800
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥3,025	-¥36,300
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥30,600
Net Rental Income After Tax:		¥400,380

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥8,900,000	¥8,633,000	¥8,455,000
Land Registration & Legal Fee (Estimated):	¥130,000		
Agency Brokerage Fee:	¥359,700	¥350,889	¥345,015
Total Cost of Purchase:	¥9,389,700	¥9,113,889	¥8,930,015

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥8,900,000	¥8,633,000	¥8,455,000
Gross Rental Yield:	7.42%	7.65%	7.81%
Net Rental Yield:	4.59%	4.73%	4.83%

