

## Gush Shinsaibashi

Commercial

Minpaku / Hotel

Tenanted

Osaka

Posted On 14-04-2023

📍 1-5-11 Shimanouchi, Ch??-ku, Osaka.

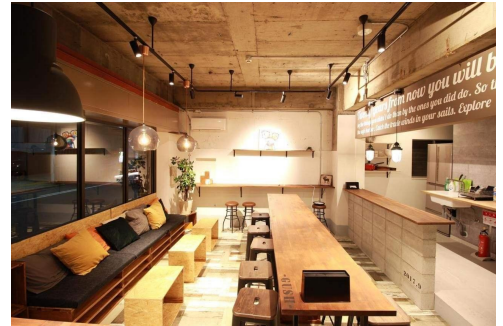
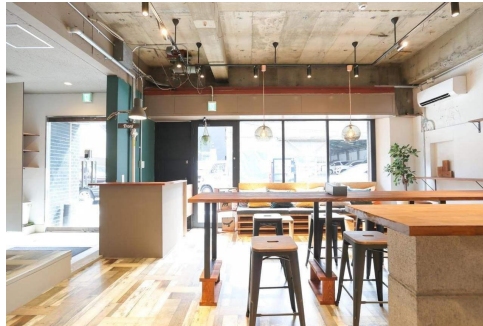
**¥ 163,000,000** **BUY**

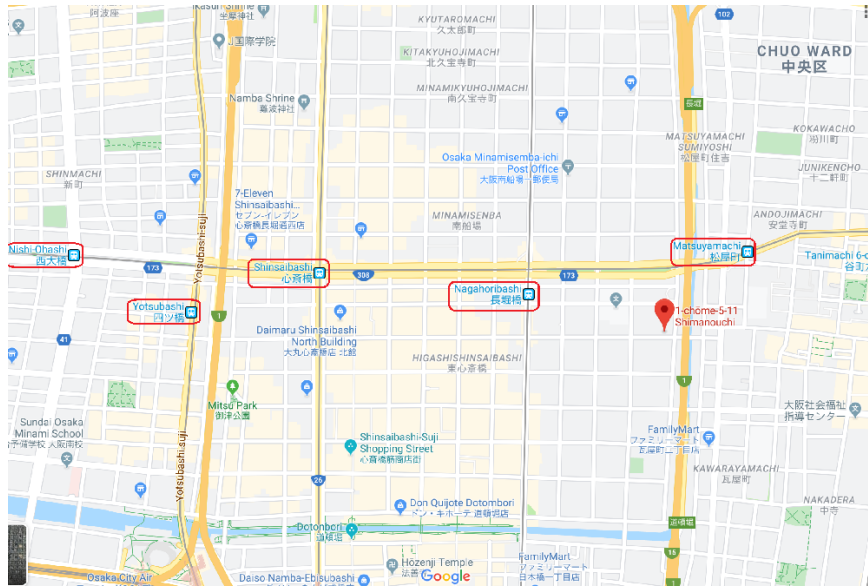
📍 Land Area  
97.48 m<sup>2</sup>

🏠 Layout  
-

📅 Built Year  
1968







📈 Gross Yield  
7.66%








## PROPERTY INFO

### Building / Land Information

|   |                     |   |
|---|---------------------|---|
|    | Property Name:      | Gush Shinsaibashi                               |
|    | Address:            | 1-5-11 Shimanouchi, Chuo-ku, Osaka.             |
|   | Land Ownership:     | Freehold  |
|  | Building Structure: | Reinforced Concrete                             |
|  | Built Year:         | 1968  |
|  | Land Area:          | 97.48 m <sup>2</sup> / 1,049.27 ft <sup>2</sup> |


### Unit Information

|   |                   |  |
|---|-------------------|--|
|  | Layout:           | -  |
|  | Floor Area:       | 284.58 m <sup>2</sup> / 3,063.22 ft <sup>2</sup> |
|  | Occupancy Status: | Tenanted   |

### Additional Information

|            |                              |
|------------|------------------------------|
| Amenities: | Prime area in Osaka          |
| Note 1:    | Licensed hostel in operation |
| Note 2:    | Nightly booking available    |

### Location Information

|   |                 |   |
|---|-----------------|---|
|  | Transportation: | Matsuyamachi station / 4 minutes walking distance |
|---|-----------------|---|

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



公众号 Page 2

## INCOME & EXPENSE

|   | Monthly                      | Annually    |
|---|------------------------------|-------------|
| Rental Income:                                      | ¥1,040,000                   | ¥12,480,000 |
| Building Management Fee:                            | -¥300,000                    | -¥3,600,000 |
| Building Sinking Fund:                              | -¥0                          | -¥0         |
| Other Miscellaneous Fee:                            | -¥0                          | -¥0         |
| Agency Management Fee:                              | -¥57,200                     | -¥686,400   |
| Annual Fixed Asset & City Planning Tax (Estimated): | -                            | -¥349,100   |
|   | Net Rental Income After Tax: | ¥7,844,500  |

## COST OF PURCHASE

|  | Offer Price  | 3%↓ Offer Price | 5%↓ Offer Price |
|--|--------------|-----------------|-----------------|
| Purchase Price:                            | ¥163,000,000 | ¥158,110,000    | ¥154,850,000    |
| Land Registration & Legal Fee (Estimated): | ¥400,000     |                 |                 |
| Agency Brokerage Fee:                      | ¥5,445,000   | ¥5,283,630      | ¥5,176,050      |
| Total Cost of Purchase:                    | ¥168,845,000 | ¥163,793,630    | ¥160,426,050    |

## RENTAL YIELD

|                     | Offer Price  | 3%↓ Offer Price | 5%↓ Offer Price |
|---------------------|--------------|-----------------|-----------------|
| Purchase Price:     | ¥163,000,000 | ¥158,110,000    | ¥154,850,000    |
| Gross Rental Yield: | 7.66%        | 7.89%           | 8.06%           |
| Net Rental Yield:   | 4.85%        | 5.00%           | 5.11%           |

