



JAPAN REALTY
日本不動産

Gush Shinsaibashi

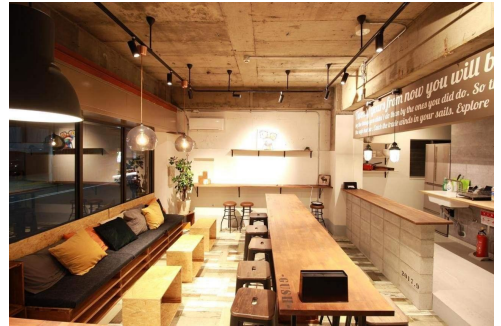
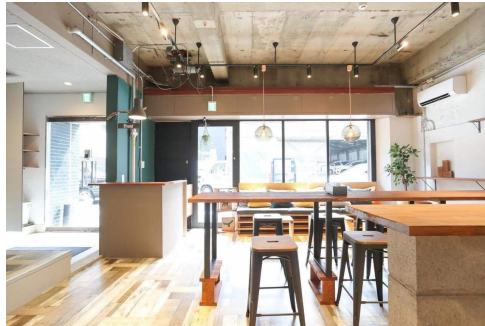
Commercial | Minpaku / Hotel | Tenanted | **Osaka**

Posted On 14-04-2023

📍 1-5-11 Shimanouchi, Ch??-ku, Osaka.

¥ 163,000,000 **BUY**

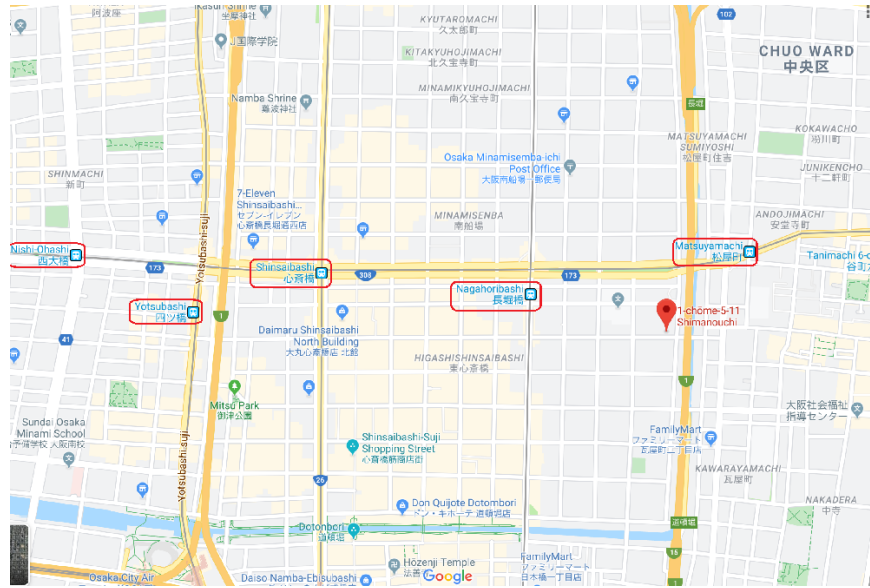
Land Area 97.48 m ²	Layout -	Built Year 1968	Gross Yield 7.66%
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PROPERTY INFO

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 ² / 1,049.27 ft ²


Unit Information

	Layout:	-
	Floor Area:	284.58 m ² / 3,063.22 ft ²
	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
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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%

