



JAPAN REALTY  
日本不動産

# Hirakata City House

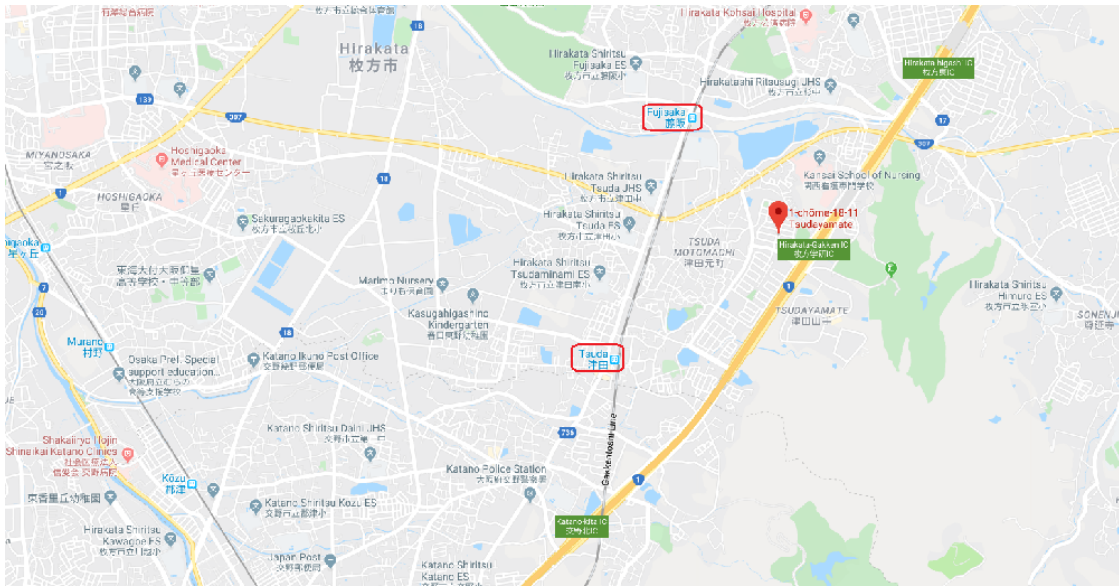
Residential House Vacant Osaka

Posted On 28-11-2019  
1-18-11 Tsudayamate Hirakata, Osaka.

¥ 37,800,000 BUY







Floor Area 100.75 m <sup>2</sup>	Layout 4LDK	Built Year 2014	Gross Yield 0%
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## PROPERTY INFO

### Building / Land Information

	Property Name:	Hirakata City House
	Address:	1-18-11 Tsudayamate Hirakata, Osaka.
	Land Ownership:	Freehold
	Building Structure:	Wooden
	Built Year:	2014
	Land Area:	140.12 m <sup>2</sup> / 1,508.25 ft <sup>2</sup>

### Unit Information

	Layout:	4LDK
	Floor Area:	100.75 m <sup>2</sup> / 1,084.47 ft <sup>2</sup>
	Occupancy Status:	Vacant

### Additional Information

Note 1:	House facing Southwest
Note 2:	Nice and well-maintained vacant house
Note 3:	Nice landed house area

### Location Information

	Transportation:	Tsuda station / 3 minutes by bus
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥0	-¥0
Building Sinking Fund:	-¥0	-¥0
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥30,000
Net Rental Income After Tax:		¥-30,000

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥37,800,000	¥36,666,000	¥35,910,000
Land Registration & Legal Fee (Estimated):	¥120,000		
Agency Brokerage Fee:	¥1,313,400	¥1,275,978	¥1,251,030
Total Cost of Purchase:	¥39,233,400	¥38,061,978	¥37,281,030

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥37,800,000	¥36,666,000	¥35,910,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	0.00%	0.00%	0.00%

