

## Kobori Mansion Shin Osaka 615

Residential

Apartment

Tenanted

Osaka

Posted On 14-03-2020

📍 1-13-35 Higashinakajima, Higashiyodogawa-ku.

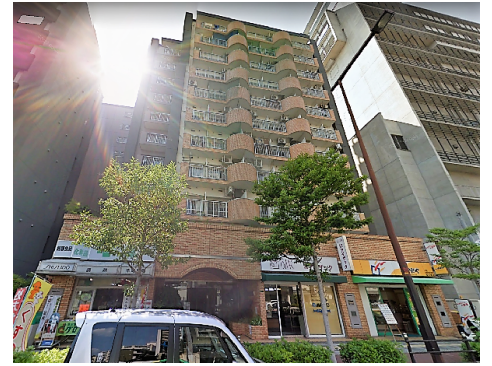
**¥ 11,800,000** **BUY**

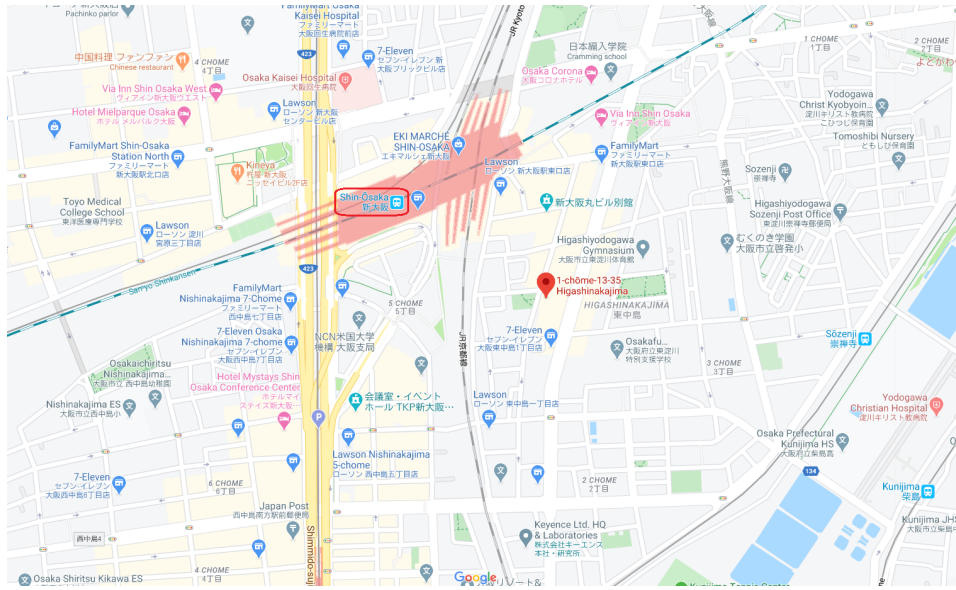
📐 Floor Area  
34.65 m<sup>2</sup>

🏠 Layout  
2DK

📅 Built Year  
1982






📈 Gross Yield  
6.31%












## PROPERTY INFO

### Building / Land Information

	Property Name:	Kobori Mansion Shin Osaka 615
	Address:	1-13-35 Higashinakajima, Higashiyodogawa-ku.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1982


### Unit Information

	Total Units:	142
	Layout:	2DK
	Floor / Total Floors:	6 Floor / 11 Floors
	Floor Area:	34.65 m <sup>2</sup> / 372.97 ft <sup>2</sup>
	Balcony Area:	6.60 m <sup>2</sup> / 71.04 ft <sup>2</sup>
	Balcony Facing:	West
	Occupancy Status:	Tenanted

### Additional Information

Amenities:	City center, all shopping facilities and restaurant nearby
Note 1:	3 train lines / 4 station access

### Location Information

	Transportation:	Shin-Osaka station / 5 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥62,000	¥744,000
Building Management Fee:	-¥4,500	-¥54,000
Building Sinking Fund:	-¥2,030	-¥24,360
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥3,410	-¥40,920
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥41,100
	Net Rental Income After Tax:	¥583,620

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥11,800,000	¥11,446,000	¥11,210,000
Land Registration & Legal Fee (Estimated):	¥150,000		
Agency Brokerage Fee:	¥455,400	¥443,718	¥435,930
Total Cost of Purchase:	¥12,405,400	¥12,039,718	¥11,795,930

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥11,800,000	¥11,446,000	¥11,210,000
Gross Rental Yield:	6.31%	6.50%	6.64%
Net Rental Yield:	5.04%	5.19%	5.30%

