

# La Residence De Esaka 702

Residential

Apartment

Tenanted

Osaka

Posted On 14-03-2020

📍 5-1-25 Minamisuita, Suita, Osaka.

**¥ 6,800,000**

**BUY**

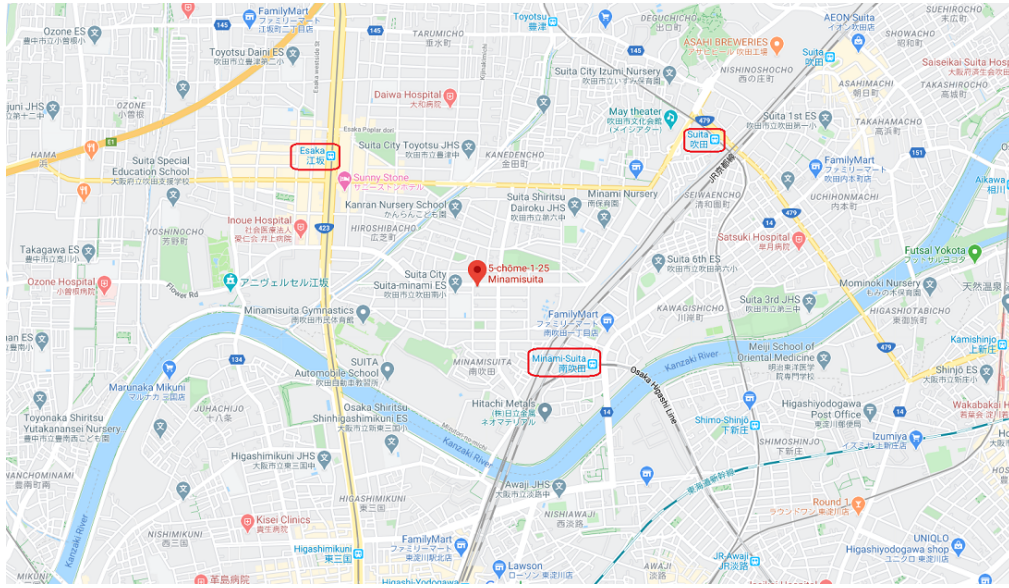
📐 Floor Area  
18.20 m<sup>2</sup>

🏠 Layout  
1K

📅 Built Year  
1995






📈 Gross Yield  
6.65%












## PROPERTY INFO

### Building / Land Information


	Property Name:	La Residence De Esaka 702
	Address:	5-1-25 Minamisuita, Suita, Osaka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1995


### Unit Information

	Total Units:	126
	Layout:	1K
	Floor / Total Floors:	7 Floor / 9 Floors
	Floor Area:	18.20 m <sup>2</sup> / 195.90 ft <sup>2</sup>
	Balcony Area:	3.90 m <sup>2</sup> / 41.98 ft <sup>2</sup>
	Balcony Facing:	South
	Occupancy Status:	Tenanted

### Additional Information

### Location Information

	Transportation:	Esaka station / 15 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥37,700	¥452,400
Building Management Fee:	-¥0	-¥0
Building Sinking Fund:	-¥4,950	-¥59,400
Other Miscellaneous Fee:	-¥660	-¥7,920
Agency Management Fee:	-¥2,074	-¥24,882
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥37,300
	Net Rental Income After Tax:	¥322,898

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥6,800,000	¥6,596,000	¥6,460,000
Land Registration & Legal Fee (Estimated):	¥130,000		
Agency Brokerage Fee:	¥290,400	¥283,668	¥279,180
Total Cost of Purchase:	¥7,220,400	¥7,009,668	¥6,869,180

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥6,800,000	¥6,596,000	¥6,460,000
Gross Rental Yield:	6.65%	6.86%	7.00%
Net Rental Yield:	4.99%	5.14%	5.25%

