

**Nishinari-ku Tsurumibashi  
Minpaku Terrace**

Commercial

Minpaku / Hotel


Tenanted


Osaka


Posted On 01-09-2019


 Tsurumibashi, Nishinari Ward, Osaka.

**¥ 35,200,000** **BUY**

 Land Area  
49.02 m<sup>2</sup>







 Layout  
3LDK

 Built Year  
1979




 Gross Yield  
19.77%



### Building / Land Information

	Property Name:	Nishinari-ku Tsurumibashi Minpaku Terrace
	Address:	Tsurumibashi, Nishinari Ward, Osaka.
	Land Ownership:	Freehold
	Building Structure:	Light Steel
	Built Year:	1979
	Land Area:	49.02 m <sup>2</sup> / 527.65 ft <sup>2</sup>

### Unit Information

	Layout:	3LDK
	Floor Area:	120.00 m <sup>2</sup> / 1,291.68 ft <sup>2</sup>
	Occupancy Status:	Tenanted

### Additional Information

Note 1:	Monthly income is based on 70% occupancy rate
Note 2:	Licensed Minpaku in operation
Note 3:	Popular tourism district with convenient transportation

### Location Information

	Transportation:	Hanazonocho station / 6 minutes walking distance
---	-----------------	--



## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥580,000	¥6,960,000
Building Management Fee:	-¥350,000	-¥4,200,000
Building Sinking Fund:	-¥0	-¥0
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥31,900	-¥382,800
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥100,000
Net Rental Income After Tax:		¥2,277,200

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥35,200,000	¥34,144,000	¥33,440,000
Land Registration & Legal Fee (Estimated):	¥250,000		
Agency Brokerage Fee:	¥1,227,600	¥1,192,752	¥1,169,520
Total Cost of Purchase:	¥36,677,600	¥35,586,752	¥34,859,520

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥35,200,000	¥34,144,000	¥33,440,000
Gross Rental Yield:	19.77%	20.38%	20.81%
Net Rental Yield:	6.48%	6.68%	6.82%

