

# Winbell Midoribashi 401

Residential Apartment Vacant Osaka

Posted On 12-10-2019

📍 2-2-9 Higashinakamoto, Higashinari-ku, Osaka.

**¥ 32,800,000** **BUY**

 Floor Area 72.43 m <sup>2</sup>	 Layout 3LDK	 Built Year 1997	 Gross Yield 0%
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## PROPERTY INFO

### Building / Land Information

	Property Name:	Winbell Midoribashi 401
	Address:	2-2-9 Higashinakamoto, Higashinari-ku, Osaka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1997


### Unit Information

	Total Units:	30
	Layout:	3LDK
	Floor / Total Floors:	4 Floor / 10 Floors
	Floor Area:	72.43 m <sup>2</sup> / 779.64 ft <sup>2</sup>
	Balcony Area:	11.26 m <sup>2</sup> / 121.20 ft <sup>2</sup>
	Balcony Facing:	Southeast
	Occupancy Status:	Vacant

### Additional Information

### Location Information

	Transportation:	Midoribashi station / 2 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥15,210	-¥182,520
Building Sinking Fund:	-¥10,860	-¥130,320
Other Miscellaneous Fee:	-¥300	-¥3,600
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥150,600
	Net Rental Income After Tax:	¥-467,040

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥32,800,000	¥31,816,000	¥31,160,000
Land Registration & Legal Fee (Estimated):	¥220,000		
Agency Brokerage Fee:	¥1,148,400	¥1,115,928	¥1,094,280
Total Cost of Purchase:	¥34,168,400	¥33,151,928	¥32,474,280

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥32,800,000	¥31,816,000	¥31,160,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-0.93%	-0.95%	-0.97%

