

# ??? The One

Commercial

Minpaku / Hotel

Vacant

Osaka

Posted On 08-10-2021

📍 1-10-16 Hanazonokita, Nishinari Ward, Osaka

**¥ 15,500,000**

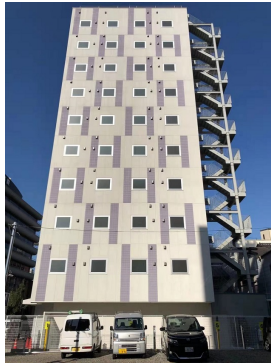
**BUY**

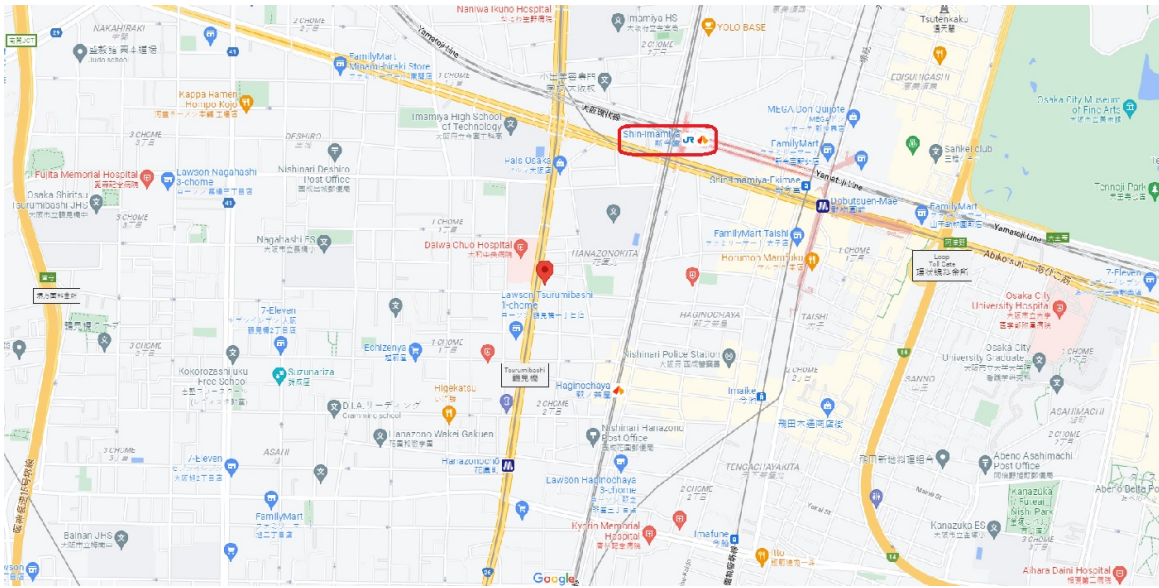
📍 Land Area  
m<sup>2</sup>

🏠 Layout  
1K

📅 Built Year  
2019






📈 Gross Yield  
16.26%










## PROPERTY INFO

### Building / Land Information

	Property Name:	??? The One
	Address:	1-10-16 Hanazonokita, Nishinari Ward, Osaka
	Land Ownership:	Freehold
	Building Structure:	Steel
	Built Year:	2019


### Unit Information

	Total Units:	54
	Layout:	1K
	Floor / Total Floors:	4 Floor / 10 Floors
	Floor Area:	13.63 m <sup>2</sup> / 146.71 ft <sup>2</sup>
	Occupancy Status:	Vacant

### Additional Information

Note 1:	Brand New Serviced Apartment (Minpaku) Project
Note 2:	10 floors / 54 units / 13.63-15.1 sqm
Note 3:	Minpaku licence obtained and in operation
Note 4:	First 3-year guaranteed rental with Net Rental Yield @ 6%   On the 4th year thereafter, projected Net Yield of 7.92% is based on estimation with 80% room occupancy rate.

### Location Information

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

	Monthly	Annually
Rental Income:	¥210,000	¥2,520,000
Building Management Fee:	-¥6,000	-¥72,000
Building Sinking Fund:	-¥6,000	-¥72,000
Other Miscellaneous Fee:	-¥80,400	-¥964,800
Agency Management Fee:	-¥11,550	-¥138,600
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥57,000
	Net Rental Income After Tax:	¥1,215,600

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥15,500,000	¥15,035,000	¥14,725,000
Land Registration & Legal Fee (Estimated):	¥0		
Agency Brokerage Fee:	¥577,500	¥562,155	¥551,925
Total Cost of Purchase:	¥16,077,500	¥15,597,155	¥15,276,925

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥15,500,000	¥15,035,000	¥14,725,000
Gross Rental Yield:	16.26%	16.76%	17.11%
Net Rental Yield:	7.92%	8.16%	8.33%

