

OUTLINE

Price	8,800 ten-thousand Yen						
Creation Date	february.9th, 2018		Type	Shop, Office, Apartment-house			
Building Name	Nishi Building		Object of sale	Land and Building			
Location	2-8-34 Shimanouchi, Chuo-ku, Osaka						
Traffic Situation	①Subway Sakaisuji Line【 Nagahoribashi 】Station walk 7 minutes; ②Subway Kintetsu Line【 Nihonbashi 】Station walk 8 minutes; ③Subway Tanimachi Line 【Tanimachi Ku-chome】 Station walk 10 minutes;						
Land/Contact Road	Ownership Form	Ownership		Land Category	Residential land		
	Area	Registry : 46.87㎡		Share of the Land	-		
	Set-back	-		Size of Set-back	-		
	Connecting road Type	Public road		Connecting road State	-		
	Connecting road Direction	North		Road Width	about 7.82m		
Building	Ownership Form	Ownership		Use status	Leasing		
	Date of completion	Oct-79		Structure	Steel Structure and flat roof , 5 floors above ground.		
	Area	Each Floor Area	1F 38.94㎡	2F 40.17㎡	3F 40.17㎡	4F 40.17㎡	5F 38.25㎡
		Total Floor Area	Registry:197.7㎡(about 59.8 tubo)				
Facilities	Wather	public water supply		Elevator	-		
	Sewage	-		Entrance	-		
	Gas	City gas		Parking	-		
	Auto lock	-		Other	-		
Legal Restrictions	Use Districts	Commercial Districts		City Planning	-		
	Building Coverage Ratio	80%		Floor Area Ratio	400%		
	Other Restrictions	Fire Prevention Districts					
Income and Expenditure	Number of Units		5	units	Number of Empty Units		
					1	units	
	Annual Income		3,948,000	yen	Annual Income (full-occupied operation)		4,656,000
							yen
	Gross Yield Status		4.48	%	Gross Yield (full-occupied operation)		5.29
							%
	Annual Income	Management Cost	-	yen	Annual Expenditure	Management Cost	-
Fixed Assets Tax/ City Planning Tax		16,159	yen	Fixed Assets Tax/ City Planning Tax		16,159	yen
Toal			yen	Toal			yen

※Above-Expenditure is the Estimate.

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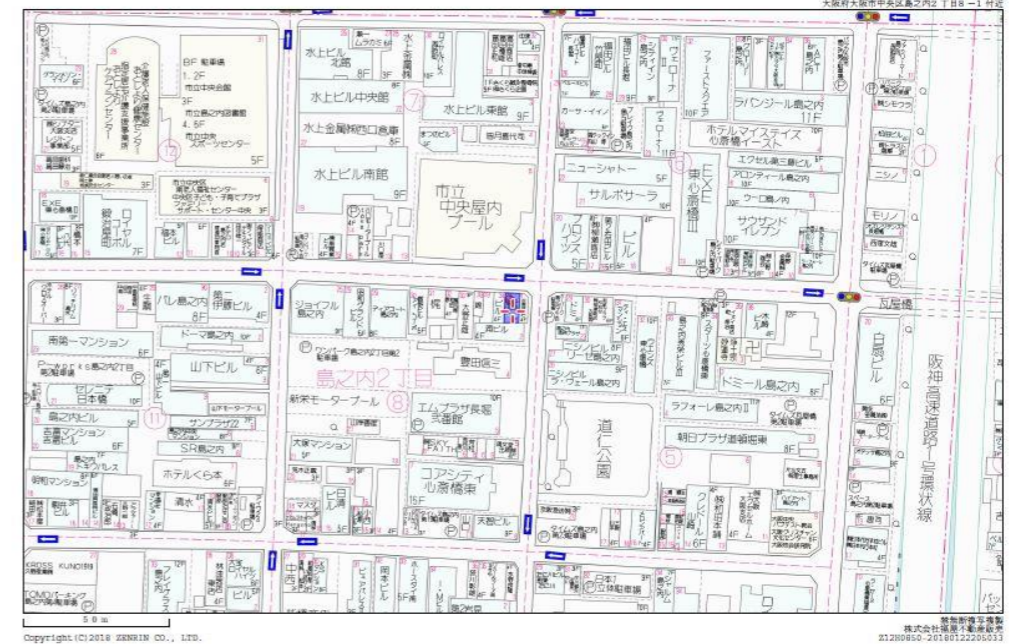
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FLOOR PLAN

NO: 2018020101



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Principal	Operator	Form