

OUTLINE

Price	800 ten-thousand Yen , Rate of the return:10.6%								
Creation Date	February. 9th, 2018		Type		Investment property				
Building Name	Detached house		Object of sale		Land and Building				
Location	3-8-4 Minami Episo Island, Taisho-ku, Osaka								
Traffic Situation	JR circular line [Taisho] Station about 20 minutes by bus								
Land/Contact Road	Ownership Form	Ownership		Land Category		Residential land			
	Area	Registry : 68.72㎡ (20.78 tsubo)		Share of the Land		-			
	Set-back	-		Size of Set-back		-			
	Connecting road Type	Public road		Connecting road State		Two sides			
Building	Ownership Form	Ownership		Use status		Leasing			
	Date of completion	July,1969.		Structure		Wooden tile roof , 2 floors above ground.			
	Area	Each Floor Area	1F	2F	3F	4F	5F	Total	
			37.85㎡	36.16㎡	-	-	-	74.01㎡	
	Total Floor Area	Registry:74.01㎡ (22.38 tsubo)							
Facilities	Wather	Public wather supply		Elevator		-			
	Sewage	Public sewage		Entrance		-			
	Gas	City gas		Parking		-			
	Auto lock	-		Other		-			
Legal Restrictions	Use Districts	Neighboring commercial Districts		City Planning		-			
	Building Coverage Ratio	80%		Floor Area Ratio		300%			
	Other Restrictions	Quasi-fire Prevention Districts							
Income and Expenditure	Number of Units		1	units	Number of Empty Units		0	units	
	Annual Income		yen		Annual Income (full-occupied operation)		876,000	yen	
	Gross Yield Status		%		Gross Yield Status(full-occupied operation)		10.95	%	
	Annual Expenditure	Management Cost		yen		Management Cost		-	yen
		Fixed Assets Tax/ City Planning Tax		yen		Fixed Assets Tax/ City Planning Tax		25,256	yen
		Other		yen		Other		-	yen
Toal		yen		Toal		25,256	yen		
※Above-Expenditure is the Estimate.									

FLOOR PLAN



NO:2018020502



- ✓ On an as-is basis and public register sale.
- ✓ Seller's Warranty Against Defects is dismissed.
- ✓ When rebuilding, it need to setback of 2m from the western rode center.

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Principal	Operator	Form



