

OUTLINE

Price	4,980 ten-thousand yen , Rate of the return:6.79%							
Creation Date	February.9th,2018		Type	Apartment-house				
Building Name	Prestige Sawanomachi		Object of sale	Land and Building				
Location	4-1-51,Sumie,Sumiyoshi-ku, Osaka-shi, Osaka.							
Traffic Situation	Nankai Koya line 【Sawanomachi】 station walk 2 minutes.							
Land/Contact Road	Ownership Form	Ownership		Land Category	Residential Land			
	Area	Registry : 104.52 m ² (31.61 tsubo)		Share of the Land	-			
	Set-back	✓		Size of Set-back	-			
	Connecting road Type	Public Road (under clause 5 of the supplementary provisions of the Act.)		Connecting road State	One side			
	Connecting road Direction	North		Road Width	under survey			
Building	Ownership Form	Ownership		Floor Layout	12 units			
	Date of completion	july,31st, 1988		Structure	Steel Structure and Flat Roof, 3 floors above ground.			
	Area	Each Floor Area	1F	2F	3F	5F	6F	Total
Total Floor Area		Registry : 171.36 m ² (51.83 tsubo)						
Facilities	Wather	Public wather supply		Elevator	-			
	Sewage	Public sewage		Entrance	-			
	Gas	City gas		Parking	-			
	Electricity	✓		Other	-			
Legal Restrictions	Use Districts	Category 1 Residential Districts		City Planning	-			
	Building Coverage Ratio	80%		Floor Area Ratio	200%			
	Other Restrictions	Quasi-fire Prevention Districts						
Income and Expenditure	Number of Units		12	units	Number of Empty Units		3	units
	Annual Income		3,384,000	yen	Annual Income (full-occupied operation)		4,056,000	yen
	Gross Yield Status		6.79	%	Gross Yield Status(full-occupied operation)		8.14	%
	Annual Expenditure	Manegement Cost	-	yen	Annual Expenditure	Manegement Cost	-	yen
		Fixed Assets Tax/ City Planning Tax	157,440.000	yen		Fixed Assets Tax/ City Planning Tax	157,440	yen
		wather charge	14,000	yen		wather charge	14,000	yen
		electric charge	6,000	yen		electric charge	-	yen
		Toal	177,440	yen		Toal	177,440	yen
※Above-Expenditure is the Estimate.								

FLOOR PLAN

No:2018020701

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※ The contents of this source information is the apartment's view, if it does't match with real contents, Please actual map as a benchmark 。

※ It is strictly prohibited to contact the buyer or to contact with the related party by using the information of the house, otherwise we will obtain the corresponding compensation by legal means.

Principal	Operator	Form

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