

Kitano Rue

Gross Yield
7.9%

Net
Yield Return
6.8%

大阪 OSAKA

(十三) Jyuso Station by foot 7min.

(塚本) Tsukamoto Station by foot 15min.

Price: ¥6,700,000



JAPAN

~~~~~PROPERTY DETAILS~~~~~

Japanese Name:	/ 北野ルーエ	Floor plan:	/ 1R	Rent (monthly):	/ 43,850
Japanese Address:	/ 大阪市淀川区十三本町1丁目18-8	Balcony Facing:	/ West	Maintenance fee (monthly):	/ 2,310
Address:	/ 大阪 OSAKA	Ownership:	/ Freehold	Repair Fund (monthly):	/ 1,540
Built Date:	/ 1974 November	Type:	/ Residential	Other fee (monthly):	/ 0
Floor area:	/ 20.99m ² / 225.93sq..ft	Elevator or Lift	/ included	Property Tax (annually):	/ 27,600
Room#	/ 201	Total Unit:	/ 49	Status:	/ Tenanted

*Price is tax inclusive. *Prior to change, details will be based on curent information. All figures are subject to final computation and review by the property agent.
Currency is in Japanese Yen. *Net yield is the total rent subtracted by maintenance fee, repair fund and property tax. *This is information purposes only.

Kitano Rue

Room# 201

Japanese Name: 北野ルーエ
 Address: 大阪 OSAKA
 大阪市淀川区十三本町1丁目18-8

Access: 阪急神戸線／宝塚線／京都本線
 (十三) Jyuso Station by foot 7min.
 JR東海道本線
 (塚本) Tsukamoto Station by foot 15min.

~~BASIC CASH FLOW in Floor Layout~~

Price: ¥6,700,000

Gross Yield: 7.85%
Net Yield: 6.75%

Rent (monthly):	43,850
Maintenance fee (monthly):	2,310 (-)
Repair Fund (monthly):	1,540 (-)
Other fee (monthly):	0 (-)
Profit (monthly):	<u>40,000</u>
Property Tax (annually):	27,600 (-)
Rental Income (annually):	<u>423,996</u>

~~PROPERTY DETAILS~~

Built year:	1974	Elevator or Lift	included
Built month:	November	Autolock	-
Structure:	Steel Reinforced Concrete	Washing machine	-
Top floor:	11	Pet:	not allowed
Basement:	-		
Total Unit:	49	<u>PARKING</u>	
Contractor:	-	Car	not available
Building Management:	-	Motorbike	not available
Balcony Facing:	West	Bicycle	not available
Floor plan:	1R		
Floor area:	20.99m ² / 225.93sq..ft	Status:	Tenanted
Balcony area:	2.79m ² / 30.03sq..ft		
Ownership:	Freehold		
Type:	Residential		
District:	Commercial		
Office use:	not allowed		
Major future plan	-		

Please contact your agent
 for tenant details, more
 pictures and building

NOTE:

*Price is tax inclusive. Currency is in Japanese Yen.

*Prior to change, details will be based on current information.

*This is for information purposes only. All figures are subject to final computation and review by the property holder.

~~CASH FLOW~~

Kitano Rue

Room# 201

Japanese Name: 北野ルーエ
Address: 大阪 OSAKA
大阪市淀川区十三本町1丁目18-8

FINANCING

Price:	¥6,700,000
Solicitor fee (estimate):	64,631
Stamp Tax	5,000
Acquisition Tax (approximately):	<u>42,000</u>
	¥6,811,631

Gross Yield:	7.73%
Net Yield:	6.22%

Rent (monthly):	43,850
Maintenance fee (monthly):	2,310 (-)
Repair Fund (monthly):	1,540 (-)
Other fee (monthly):	<u>0 (-)</u>
Net Rental Income (monthly):	40,000
Rental Management Service 5% (monthly):	<u>2,367</u>
Profit (monthly):	37,633

Property Tax (annually):	<u>27,600 (-)</u>
Rental Income (annually):	423,996

Total Land Value(¥): 49,752,000
Shared Land Ratio: 1921/211995

*Acquisition Tax will be billed 3~6 months after purchase.

*The quotation for Maintenance fee, Repair Fund and Rent will be paid in 1 month advance from settlement for the tenant and building associate to adjust towards new owner.

*The actual rental income will come 2 months after settlement

Please contact your agent for tenant details, more pictures and building report.