

Shuttle Astria

大阪 OSAKA

(杉本町) Sugihonmachi Station by foot 5min.

Price: ¥8,000,000

Gross Yield
8.0%

Net
Yield Return
6.1%



JAPAN

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

Japanese Name:	/ シャトゥーアストリア	Floor plan:	/ 1DK	Rent (monthly):	/ 53,000
Japanese Address:	/ 大阪市住吉区遠里小野3丁目10-12	Balcony Facing:	/ East	Maintenance fee (monthly):	/ 4,000
Address:	/ 大阪 OSAKA	Ownership:	/ Freehold	Repair Fund (monthly):	/ 6,000
Built Date:	/ 1975 March	Type:	/	Other fee (monthly):	/ 1,000
Floor area:	/ 30.09m ² / 323.88sq.ft	Elevator or Lift	/ included	Property Tax (annually):	/ 17,200
Room#	/ 410	Total Unit:	/ 95	Status:	/ Tenanted

*Price is tax inclusive. *Prior to change, details will be based on current 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.

Shuttle Astria

Room# 410

Japanese Name: シャトーアストリア
 Address: 大阪 OSAKA
 大阪市住吉区遠里小野3丁目10-12
 Access: JR阪和線
 (杉本町) Sugihonmachi Station by foot 5min.

~~BASIC CASH FLOW in Floor Layout~~

Price: ¥8,000,000

Gross Yield: 7.95%
Net Yield: 6.09%

Rent (monthly):	53,000
Maintenance fee (monthly):	4,000 (-)
Repair Fund (monthly):	6,000 (-)
Other fee (monthly):	1,000 (-)
Profit (monthly):	<u>42,000</u>
Property Tax (annually):	17,200 (-)
Rental Income (annually):	<u>452,456</u>

~~PROPERTY DETAILS~~

Built year:	1975	Elevator or Lift	included
Built month:	March	Autolock	-
Structure:		Washing machine	-
Top floor:	6	Pet:	not allowed
Basement:	-		
Total Unit:	95	<u>PARKING</u>	
Contractor:	-	Car	available
Building Management:	-	Motorbike	available
Balcony Facing:	East	Bicycle	available
Floor plan:	1DK		
Floor area:	30.09m ² / 323.88sq..ft	Status:	Tenanted
Balcony area:	-		
Ownership:	Freehold		
Type:			
District:	Residential		
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~~

Shuttle Astria

Room# 410

Japanese Name: シャトーアストリア
Address: 大阪 OSAKA
大阪市住吉区遠里小野3丁目10-12

FINANCING

Price:	¥8,000,000
Solicitor fee (estimate):	68,984
Stamp Tax	5,000
Acquisition Tax (approximately):	<u>42,000</u>
	¥8,115,984

Gross Yield: 7.84%
Net Yield: 5.57%

Rent (monthly):	53,000
Maintenance fee (monthly):	4,000 (-)
Repair Fund (monthly):	6,000 (-)
Other fee (monthly):	<u>1,000 (-)</u>
Net Rental Income (monthly):	42,000
Rental Management Service 5% (monthly):	<u>2,862</u>
Profit (monthly):	39,138

Property Tax (annually):	<u>17,200 (-)</u>
Rental Income (annually):	452,456

Total Land Value(¥): 125,280,000
Shared Land Ratio: 3009/302828

*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.