

Green Heights Jyuso

Gross Yield
9.1%

Net
Yield Return
7.1%

大阪 OSAKA

(十三) Jyuso Station by foot 9min.

Price: ¥11,200,000



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

Japanese Name:	/ グリーンハイツ十三	Floor plan:	/ 3LDK	Rent (monthly):	/ 85,000
Japanese Address:	/ 大阪市淀川区十三本町3丁目6-27	Balcony Facing:	/ South	Maintenance fee (monthly):	/ 9,000
Address:	/ 大阪 OSAKA	Ownership:	/ Freehold	Repair Fund (monthly):	/ 6,000
Built Date:	/ 1974 February	Type:	/ Residential	Other fee (monthly):	/ 0
Floor area:	/ 53.82m ² / 579.31sq..ft	Elevator or Lift	/ included	Property Tax (annually):	/ 49,300
Room#	/ 407	Total Unit:	/ 106	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.

Green Heights Jyuso

Room# 407

Japanese Name: グリーンハイツ十三
 Address: 大阪 OSAKA
 大阪市淀川区十三本町3丁目6-27
 Access: 阪急神戸線・阪急京都本線・阪急宝塚線
 (十三) Jyuso Station by foot 9min.

~~BASIC CASH FLOW in Floor Layout~~

Price: ¥11,200,000

Gross Yield: 9.11%
Net Yield: 7.06%

Rent (monthly):	85,000
Maintenance fee (monthly):	9,000 (-)
Repair Fund (monthly):	6,000 (-)
Other fee (monthly):	0 (-)
Profit (monthly):	<u>70,000</u>
Property Tax (annually):	49,300 (-)
Rental Income (annually):	<u>735,620</u>

~~PROPERTY DETAILS~~

Built year:	1974	Elevator or Lift	included
Built month:	February	Autolock	-
Structure:	Steel Reinforced Concrete	Washing machine	-
Top floor:	11	Pet:	not allowed
Basement:	-		
Total Unit:	106	<u>PARKING</u>	
Contractor:	-	Car	available
Building Management:	-	Motorbike	available
Balcony Facing:	South	Bicycle	available
Floor plan:	3LDK		
Floor area:	53.82m ² / 579.31sq..ft	Status:	Tenanted
Balcony area:	6.27m ² / 67.48sq..ft		
Ownership:	Freehold		
Type:	Residential		
District:	Commercial		
Office use:	not allowed		
Major future plan	included		

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~~

Green Heights Jyuso

Room# 407

Japanese Name: グリーンハイツ十三
Address: 大阪 OSAKA
大阪市淀川区十三本町3丁目6-27

FINANCING

Price:	¥11,200,000
Solicitor fee (estimate):	112,077
Stamp Tax	10,000
Acquisition Tax (approximately):	<u>103,000</u>
	¥11,425,077

Gross Yield:	8.93%
Net Yield:	6.44%

Rent (monthly):	85,000
Maintenance fee (monthly):	9,000 (-)
Repair Fund (monthly):	6,000 (-)
Other fee (monthly):	<u>0 (-)</u>
Net Rental Income (monthly):	70,000
Rental Management Service 5% (monthly):	<u>4590</u>
Profit (monthly):	65,410

Property Tax (annually):	<u>49,300 (-)</u>
Rental Income (annually):	735,620

Total Land Value(¥): 177,299,000
Shared Land Ratio: 5146/531198

*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.