

# Global Aikawa

Gross Yield  
**8.1%**

Net  
Yield Return  
**6.1%**

## 大阪 OSAKA

Price: ¥5,500,000

(相川) Aikawa Station by foot 2min.

(井高野) Itakano Station by foot 17min.



JAPAN

### ~~~~~PROPERTY DETAILS~~~~~

Japanese Name:	/ グローバル相川	Floor plan:	/ 1R	Rent (monthly):	/ 37,000
Japanese Address:	/ 大阪市東淀川区相川2丁目17-3	Balcony Facing:	/ South	Maintenance fee (monthly):	/ 4,500
Address:	/ 大阪 OSAKA	Ownership:	/ Freehold	Repair Fund (monthly):	/ 2,500
Built Date:	/ 1984 November	Type:	/ Residential	Other fee (monthly):	/ 0
Floor area:	/ 17.4㎡ / 187.29sq.ft	Elevator or Lift	/ none	Property Tax (annually):	/ 21,900
Room#	/ 204	Total Unit:	/ 27	Status:	/ Vacant

\*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.

# Global Aikawa

Room# 204

Japanese Name: グローバル相川  
 Address: 大阪 OSAKA  
 大阪市東淀川区相川2丁目17-3  
 Access: 阪急京都本線  
 (相川) Aikawa Station by foot 2min.  
 大阪市営地下鉄今里筋線  
 (井高野) Itakano Station by foot 17min.

## ~~BASIC CASH FLOW in Floor Layout~~

Price: ¥5,500,000

Gross Yield: 8.07%  
**Net Yield: 6.15%**

Rent (monthly):	37,000
Maintenance fee (monthly):	4,500 (-)
Repair Fund (monthly):	2,500 (-)
Other fee (monthly):	0 (-)
Profit (monthly):	<u>30,000</u>
Property Tax (annually):	21,900 (-)
Rental Income (annually):	<u>314,124</u>

## ~~PROPERTY DETAILS~~

Built year:	1984	Elevator or Lift	none
Built month:	November	Autolock	-
Structure:	Reinforced Concrete	Washing machine	balcony
Top floor:	3	Pet:	not allowed
Basement:	-		
Total Unit:	27	<b><u>PARKING</u></b>	
Contractor:	-	Car	not available
Building Management:	三興	Motorbike	available
Balcony Facing:	South	Bicycle	available
Floor plan:	1R		
Floor area:	17.4m <sup>2</sup> / 187.29sq..ft	Status:	Vacant
Balcony area:	2.9m <sup>2</sup> / 31.21sq..ft		
Ownership:	Freehold		
Type:	Residential		
District:	Residential		
Office use:	not allowed		
Major future plan	none		

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~~

## Global Aikawa

Room# 204

Japanese Name: グローバル相川  
Address: 大阪 OSAKA  
大阪市東淀川区相川2丁目17-3

### FINANCING

<b>Price:</b>	<b>¥5,500,000</b>
Solicitor fee (estimate):	79,930
Stamp Tax	5,000
Acquisition Tax (approximately):	<u>55,000</u>
	<b>¥5,639,930</b>

Gross Yield:	7.87%
<b>Net Yield:</b>	<b>5.57%</b>

Rent (monthly):	37,000
Maintenance fee (monthly):	4,500 (-)
Repair Fund (monthly):	2,500 (-)
Other fee (monthly):	<u>0 (-)</u>
Net Rental Income (monthly):	30,000
Rental Management Service 5% (monthly):	<u>1,998</u>
Profit (monthly):	<b>28,002</b>

Property Tax (annually):	<u>21,900 (-)</u>
Rental Income (annually):	<b>314,124</b>

Total Land Value(¥): 44,728,000  
Shared Land Ratio: 1/26

\*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.