

Ever Green Yodogawa 4goto

Gross Yield
8.1%

Net
Yield Return
6.7%

大阪 OSAKA

(淡路) Awaji Station by foot 12min.

Price: ¥9,300,000



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

Japanese Name:	/ エバーグリーン淀川4号棟	Floor plan:	/ 1K	Rent (monthly):	/ 63,000
Japanese Address:	/ 大阪市東淀川区東淡路1丁目5-4	Balcony Facing:	/ Southwest	Maintenance fee (monthly):	/ 3,700
Address:	/ 大阪 OSAKA	Ownership:	/ Freehold	Repair Fund (monthly):	/ 3,686
Built Date:	/ 1977 June	Type:	/ Residential	Other fee (monthly):	/ 1,512
Floor area:	/ 36.89m ² / 397.08sq..ft	Elevator or Lift	/ included	Property Tax (annually):	/ 25,900
Room#	/ 109	Total Unit:	/ 394	Status:	/ Vacant

*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.

Ever Green Yodogawa 4goto

Room# 109

Japanese Name: エバーグリーン淀川4号棟
 Address: 大阪 OSAKA
 大阪市東淀川区東淡路1丁目5-4
 Access: 阪急京都本線／阪急千里線
 (淡路) Awaji Station by foot 12min.

~~BASIC CASH FLOW in Floor Layout~~

Price: ¥9,300,000

Gross Yield: 8.13%
Net Yield: 6.70%

Rent (monthly):	63,000
Maintenance fee (monthly):	3,700 (-)
Repair Fund (monthly):	3,686 (-)
Other fee (monthly):	1,512 (-)
Profit (monthly):	<u>54,102</u>
Property Tax (annually):	25,900 (-)
Rental Income (annually):	<u>582,500</u>

~~PROPERTY DETAILS~~

Built year:	1977	Elevator or Lift	included
Built month:	June	Autolock	-
Structure:		Washing machine	indoor
Top floor:	12	Pet:	allowed (limited)
Basement:	1		
Total Unit:	394	<u>PARKING</u>	
Contractor:	-	Car	available
Building Management:	東洋近畿建物管理	Motorbike	available
Balcony Facing:	Southwest	Bicycle	available
Floor plan:	1K		
Floor area:	36.89m ² / 397.08sq..ft	Status:	Vacant
Balcony area:	4.87m ² / 52.42sq..ft		
Ownership:	Freehold		
Type:	Residential		
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~~

Ever Green Yodogawa 4goto

Room# 109

Japanese Name: エバーグリーン淀川4号棟
Address: 大阪 OSAKA
大阪市東淀川区東淡路1丁目5-4

FINANCING

Price:	¥9,300,000
Solicitor fee (estimate):	81,745
Stamp Tax	5,000
Acquisition Tax (approximately):	<u>60,000</u>
	¥9,446,745

Gross Yield:	8.00%
Net Yield:	6.17%

Rent (monthly):	63,000
Maintenance fee (monthly):	3,700 (-)
Repair Fund (monthly):	3,686 (-)
Other fee (monthly):	<u>1,512 (-)</u>
Net Rental Income (monthly):	54,102
Rental Management Service 5% (monthly):	<u>3402</u>
Profit (monthly):	50,700

Property Tax (annually):	<u>25,900 (-)</u>
Rental Income (annually):	582,500

Total Land Value(¥): 4,592,398,000
Shared Land Ratio: 25/100000

*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.