

Awaji Dai1 Diamond Heim

大阪 OSAKA

(淡路) Awaji Station by foot 10min.

Price: ¥7,500,000

Gross Yield
9.4%

Net
Yield Return
7.0%



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

|                   |                                      |                  |               |                            |            |
|-------------------|--------------------------------------|------------------|---------------|----------------------------|------------|
| Japanese Name:    | / 淡路第1ダイヤモンドハイム                      | Floor plan:      | / 1DK         | Rent (monthly):            | / 59,000   |
| Japanese Address: | / 大阪市東淀川区菅原3丁目8-6                    | Balcony Facing:  | / East        | Maintenance fee (monthly): | / 5,830    |
| Address:          | / 大阪 OSAKA                           | Ownership:       | / Freehold    | Repair Fund (monthly):     | / 7,190    |
| Built Date:       | / 1973 February                      | Type:            | / Residential | Other fee (monthly):       | / 400      |
| Floor area:       | / 34.65m <sup>2</sup> / 372.96sq..ft | Elevator or Lift | / included    | Property Tax (annually):   | / 20,800   |
| Room#             | / 511                                | Total Unit:      | / 118         | 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.

# Awaji Dai1 Diamond Heim

Room# 511

Japanese Name: 淡路第1ダイヤモンドハイム  
 Address: 大阪 OSAKA  
 大阪市東淀川区菅原3丁目8-6  
 Access: 阪急京都本線・千里線  
 (淡路) Awaji Station by foot 10min.

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

Price: ¥7,500,000

Gross Yield: 9.44%  
**Net Yield: 7.02%**

|                            |                |
|----------------------------|----------------|
| Rent (monthly):            | 59,000         |
| Maintenance fee (monthly): | 5,830 (-)      |
| Repair Fund (monthly):     | 7,190 (-)      |
| Other fee (monthly):       | 400 (-)        |
| Profit (monthly):          | <u>45,580</u>  |
| Property Tax (annually):   | 20,800 (-)     |
| Rental Income (annually):  | <u>487,928</u> |

## ~~PROPERTY DETAILS~~

|                      |                                    |                       |               |
|----------------------|------------------------------------|-----------------------|---------------|
| Built year:          | 1973                               | Elevator or Lift      | included      |
| Built month:         | February                           | Autolock              | -             |
| Structure:           |                                    | Washing machine       | balcony       |
| Top floor:           | 11                                 | Pet:                  | not allowed   |
| Basement:            | -                                  |                       |               |
| Total Unit:          | 118                                | <b><u>PARKING</u></b> |               |
| Contractor:          | 島藤建設工業(株)                          | Car                   | not available |
| Building Management: | 合人社計画研究所                           | Motorbike             | available     |
| Balcony Facing:      | East                               | Bicycle               | available     |
| Floor plan:          | 1DK                                |                       |               |
| Floor area:          | 34.65m <sup>2</sup> / 372.96sq..ft | Status:               | Tenanted      |
| Balcony area:        | 8.5m <sup>2</sup> / 91.49sq..ft    |                       |               |
| Ownership:           | Freehold                           |                       |               |
| Type:                | Residential                        |                       |               |
| District:            | Industrial                         |                       |               |
| 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~~

# Awaji Dai1 Diamond Heim

Room# 511

Japanese Name: 淡路第1ダイヤモンドハイム  
Address: 大阪 OSAKA  
大阪市東淀川区菅原3丁目8-6

### FINANCING

|                                  |                   |
|----------------------------------|-------------------|
| <b>Price:</b>                    | <b>¥7,500,000</b> |
| Solicitor fee (estimate):        | 69,740            |
| Stamp Tax                        | 5,000             |
| Acquisition Tax (approximately): | <u>46,000</u>     |
|                                  | <b>¥7,620,740</b> |

Gross Yield: 9.29%  
**Net Yield: 6.40%**

|                                         |                |
|-----------------------------------------|----------------|
| Rent (monthly):                         | 59,000         |
| Maintenance fee (monthly):              | 5,830 (-)      |
| Repair Fund (monthly):                  | 7,190 (-)      |
| Other fee (monthly):                    | <u>400 (-)</u> |
| Net Rental Income (monthly):            | 45,580         |
| Rental Management Service 5% (monthly): | <u>3186</u>    |
| Profit (monthly):                       | <b>42,394</b>  |

|                           |                   |
|---------------------------|-------------------|
| Property Tax (annually):  | <u>20,800 (-)</u> |
| Rental Income (annually): | <b>487,928</b>    |

Total Land Value(¥): 127,313,000  
Shared Land Ratio: 73/10000

\*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.