

# JAPAN REALTY 日本不動產

# **Corpus Toko 3F**

Residential

Apartment Vacant

Fukuoka

Posted On 06-11-2020

2-17-17 Toko, Hakata-ku, Fukuoka.

¥ 9,900,000

**BUY** 



☐ Layout 1LDK

Built Year 1974

✓ Gross Yield 0%

























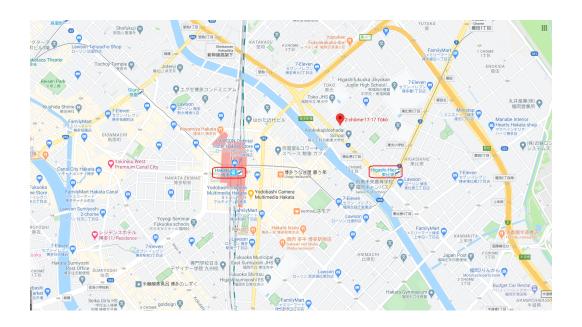












#### **PROPERTY INFO**

## **Building / Land Information**

n Property Name: Corpus Toko 3F

Address: 2-17-17 Toko, Hakata-ku, Fukuoka.

Land Ownership: Freehold

Building Structure: Steel Reinforced Concrete

Built Year: 1974

#### **Unit Information**

Total Units: 110

H Layout: 1LDK

Floor / Total Floors: 3 Floor / 9 Floors

Floor Area: 46.41 m<sup>2</sup> / 499.56 ft<sup>2</sup>

 $\square$  Balcony Area: 4.85 m<sup>2</sup> / 52.21 ft<sup>2</sup>

★ Balcony Facing: East

Occupancy Status: Vacant

#### **Additional Information**

Note 1: Interior renovation completed in July 2020 kitchen,

toilet, floor tiles, wallpaper replacement, etc.

Note 2: ID: 99004758

#### **Location Information**

Transportation: Higashi-Hie station / 7 minutes walking distance



















	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥6,600	-¥79,200
Building Sinking Fund:	-¥4,000	-¥48,000
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥75,000
Net Rental Income After Tax:		¥-202,200

#### COST OF PURCHASE

	Offer Price	3% Offer Price	5% Offer Price
Purchase Price:	¥9,900,000	¥9,603,000	¥9,405,000
Land Registration & Legal Fee (Estimated):	¥180,000		
Agency Brokerage Fee:	¥392,700	¥382,899	¥376,365
Total Cost of Purchase:	¥10,472,700	¥10,165,899	¥9,961,365

### RENTAL YIELD

	Offer Price	3% Offer Price	5% Offer Price
Purchase Price:	¥9,900,000	¥9,603,000	¥9,405,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-1.21%	-1.25%	-1.28%



















