

Daina Court Estudio Muses 304

Residential

Apartment

Tenanted

Fukuoka

Posted On 08-02-2020

📍 1-1-9 Befu, Jonan-ku, Fukuoka.

¥ 6,500,000

BUY

📐 Floor Area
20.40 m²

🏠 Layout
1K

📅 Built Year
2001

📈 Gross Yield
8.31%

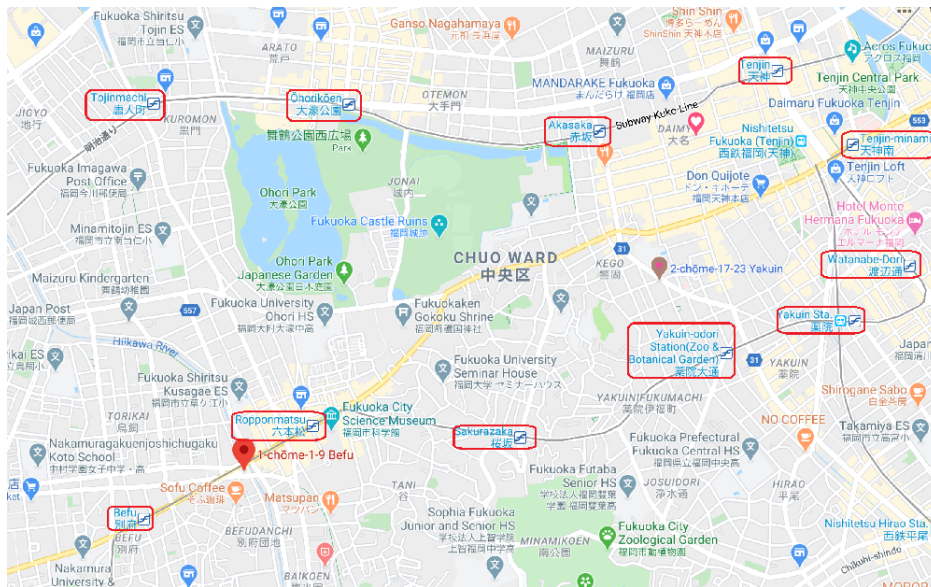


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公众号










PROPERTY INFO

Building / Land Information

	Property Name:	Daina Court Estudio Muses 304
	Address:	1-1-9 Befu, Jonan-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	2001

Unit Information

	Total Units:	33
	Layout:	1K
	Floor / Total Floors:	3 Floor / 10 Floors
	Floor Area:	20.40 m ² / 219.59 ft ²
	Balcony Area:	5.80 m ² / 62.43 ft ²
	Balcony Facing:	Southwest
	Occupancy Status:	Tenanted

Additional Information

Amenities:	Prime area, shopping, eatery nearby
Note 1:	Ropponmatsu Ranked as Most Favorable Residential Area in Fukuoka
Note 2:	https://www.fukuoka-now.com/en/news/ropponmatsu-ranked-as-most-favorable-residential-area-in-fukuoka/

Location Information

	Transportation:	Ropponmatsu station / 4 minutes walking distance
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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥45,000	¥540,000
Building Management Fee:	-¥6,180	-¥74,160
Building Sinking Fund:	-¥5,040	-¥60,480
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,475	-¥29,700
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥35,000
Net Rental Income After Tax:		¥340,660

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥6,500,000	¥6,305,000	¥6,175,000
Land Registration & Legal Fee (Estimated):	¥120,000		
Agency Brokerage Fee:	¥280,500	¥274,065	¥269,775
Total Cost of Purchase:	¥6,900,500	¥6,699,065	¥6,564,775

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥6,500,000	¥6,305,000	¥6,175,000
Gross Rental Yield:	8.31%	8.56%	8.74%
Net Rental Yield:	5.44%	5.61%	5.73%

