

## Daina Court Grande Yakuin 1F Shop


Commercial

Office / Shop


Tenanted

Fukuoka


Posted On 28-09-2019


 3-10-13 Yakuin, Chuo-ku, Fukuoka.

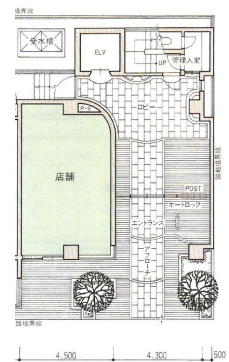
**¥ 18,900,000** **BUY**

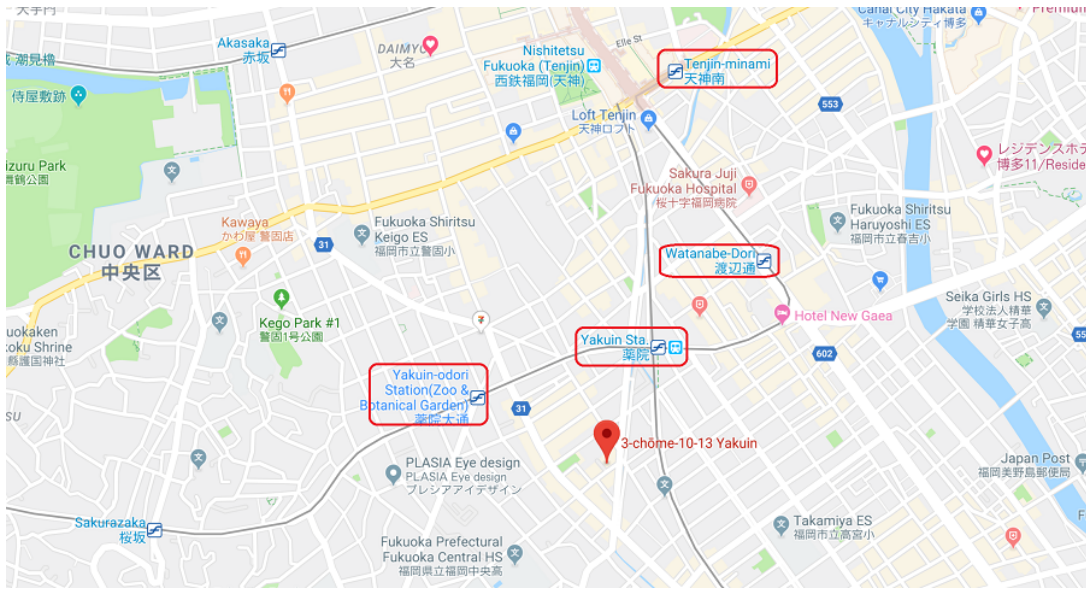
 Floor Area  
33.64 m<sup>2</sup>

 Layout  
-

 Built Year  
1990

 Gross Yield  
6.32%










## PROPERTY INFO

### Building / Land Information

	Property Name:	Daina Court Grande Yakuin 1F Shop
	Address:	3-10-13 Yakuin, Chuo-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1990

### Unit Information

	Total Units:	27
	Layout:	-
	Floor / Total Floors:	1 Floor / 7 Floors
	Floor Area:	33.64 m <sup>2</sup> / 362.10 ft <sup>2</sup>
	Occupancy Status:	Tenanted

### Additional Information

Amenities:	Prime area, shopping, eatery nearby
Note 1:	1st floor shop
Note 2:	Yakuin-odori station / 5 minutes walking distance

### Location Information

	Transportation:	Yakuin station / 5 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥99,530	¥1,194,360
Building Management Fee:	-¥9,900	-¥118,800
Building Sinking Fund:	-¥12,240	-¥146,880
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥5,474	-¥65,690
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥64,107
Net Rental Income After Tax:		¥798,883

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥18,900,000	¥18,333,000	¥17,955,000
Land Registration & Legal Fee (Estimated):	¥200,000		
Agency Brokerage Fee:	¥689,700	¥670,989	¥658,515
Total Cost of Purchase:	¥19,789,700	¥19,203,989	¥18,813,515

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥18,900,000	¥18,333,000	¥17,955,000
Gross Rental Yield:	6.32%	6.51%	6.65%
Net Rental Yield:	4.36%	4.50%	4.59%

