

## Daina Court Nishikoen Trend

Posted On 28-06-2020

📍 1-7-16 Arato, Ch??-ku, Fukuoka.

**¥ 5,600,000** **BUY**

Residential

Apartment

Vacant

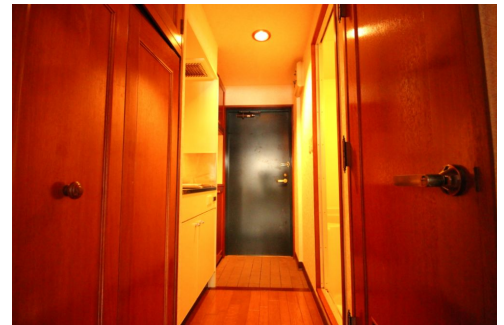
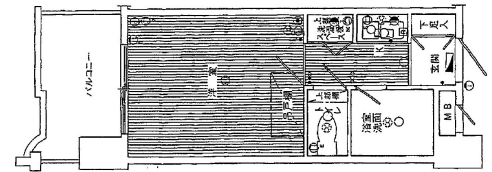
Fukuoka

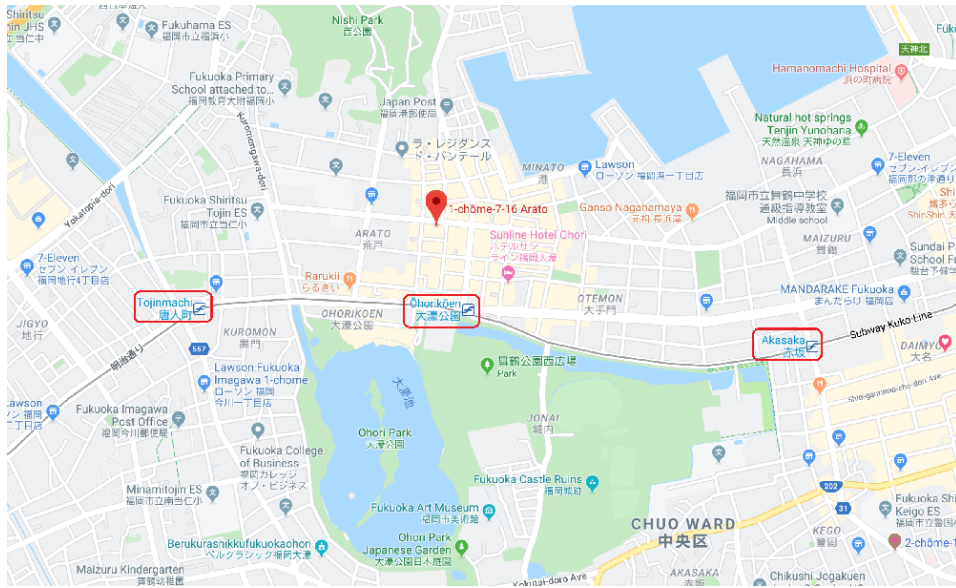
📍 Floor Area  
16.47 m<sup>2</sup>

🏠 Layout  
1K

📅 Built Year  
1990


📈 Gross Yield  
0%











## PROPERTY INFO

### Building / Land Information

	Property Name:	Daina Court Nishikoen Trend
	Address:	1-7-16 Arato, Ch??-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1990


### Unit Information

	Total Units:	78
	Layout:	1K
	Floor / Total Floors:	10 Floor / 13 Floors
	Floor Area:	16.47 m <sup>2</sup> / 177.28 ft <sup>2</sup>
	Balcony Area:	4.20 m <sup>2</sup> / 45.21 ft <sup>2</sup>
	Occupancy Status:	Vacant

### Additional Information

Amenities:	Prime area, shopping, eatery nearby
Note 1:	Recruiting tenant at JPY43,000 monthly rental

### Location Information

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

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥5,800	-¥69,600
Building Sinking Fund:	-¥3,960	-¥47,520
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥35,388
Net Rental Income After Tax:		¥-152,508

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥5,600,000	¥5,432,000	¥5,320,000
Land Registration & Legal Fee (Estimated):	¥120,000		
Agency Brokerage Fee:	¥250,800	¥245,256	¥241,560
Total Cost of Purchase:	¥5,970,800	¥5,797,256	¥5,681,560

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥5,600,000	¥5,432,000	¥5,320,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-1.96%	-2.02%	-2.06%

