

## Daina Court Nishikoen Trend 10F

Residential

Apartment

Tenanted

Fukuoka

Posted On 06-02-2021

📍 1-chome-7-16 Arato, Chuo-ku, Fukuoka.

¥ 5,500,000

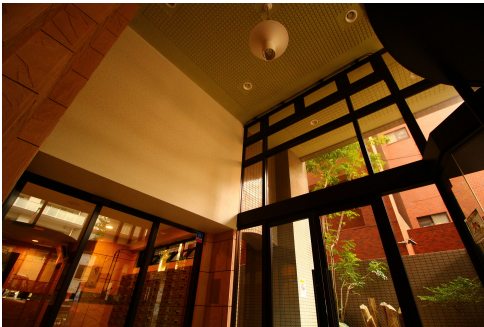
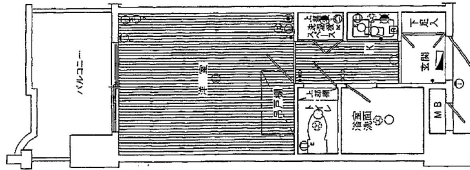
BUY

📐 Floor Area  
16.47 m<sup>2</sup>

🏠 Layout  
1K

📅 Built Year  
1990






📈 Gross Yield  
8.73%











## PROPERTY INFO

### Building / Land Information


	Property Name:	Daina Court Nishikoen Trend 10F
	Address:	1-chome-7-16 Arato, Chuo-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:	Tenanted

### Additional Information

### Location Information

	Transportation:	Ohori-koen Station / 5 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥40,000	¥480,000
Building Management Fee:	-¥5,800	-¥69,600
Building Sinking Fund:	-¥3,960	-¥47,520
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,200	-¥26,400
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥35,388
	Net Rental Income After Tax:	¥301,092

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥5,500,000	¥5,335,000	¥5,225,000
Land Registration & Legal Fee (Estimated):	¥110,000		
Agency Brokerage Fee:	¥247,500	¥242,055	¥238,425
Total Cost of Purchase:	¥5,857,500	¥5,687,055	¥5,573,425

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥5,500,000	¥5,335,000	¥5,225,000
Gross Rental Yield:	8.73%	9.00%	9.19%
Net Rental Yield:	5.74%	5.92%	6.05%

