













PROPERTY INFO

Building / Land Information

	Property Name:	Estate More Daimyo 1003
	Address:	1-3-17 Daimyo, Chuo-ku, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1996

Unit Information

	Total Units:	45
	Layout:	1K
	Floor / Total Floors:	10 Floor / 10 Floors
	Floor Area:	19.00 m ² / 204.52 ft ²
	Balcony Area:	3.30 m ² / 35.52 ft ²
	Balcony Facing:	South
	Occupancy Status:	Tenanted

Additional Information

Amenities:	City center, all shopping facilities and restaurant nearby
Note 1:	Tenjin-minami station / 10 minutes walking distance

Location Information

	Transportation:	Akasaka station / 7 minutes walking distance
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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥52,000	¥624,000
Building Management Fee:	-¥6,000	-¥72,000
Building Sinking Fund:	-¥2,100	-¥25,200
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,860	-¥34,320
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥36,126
Net Rental Income After Tax:		¥456,354

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥8,000,000	¥7,760,000	¥7,600,000
Land Registration & Legal Fee (Estimated):	¥130,000		
Agency Brokerage Fee:	¥330,000	¥322,080	¥316,800
Total Cost of Purchase:	¥8,460,000	¥8,212,080	¥8,046,800

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥8,000,000	¥7,760,000	¥7,600,000
Gross Rental Yield:	7.80%	8.04%	8.21%
Net Rental Yield:	5.82%	6.00%	6.13%

