

## Estate More Yakuin 9F

Posted On 08-02-2020

📍 3-11-5 Yakuin, Ch??-ku, Fukuoka.

**¥ 7,800,000**


**BUY**

Residential


Apartment


Tenanted

Fukuoka

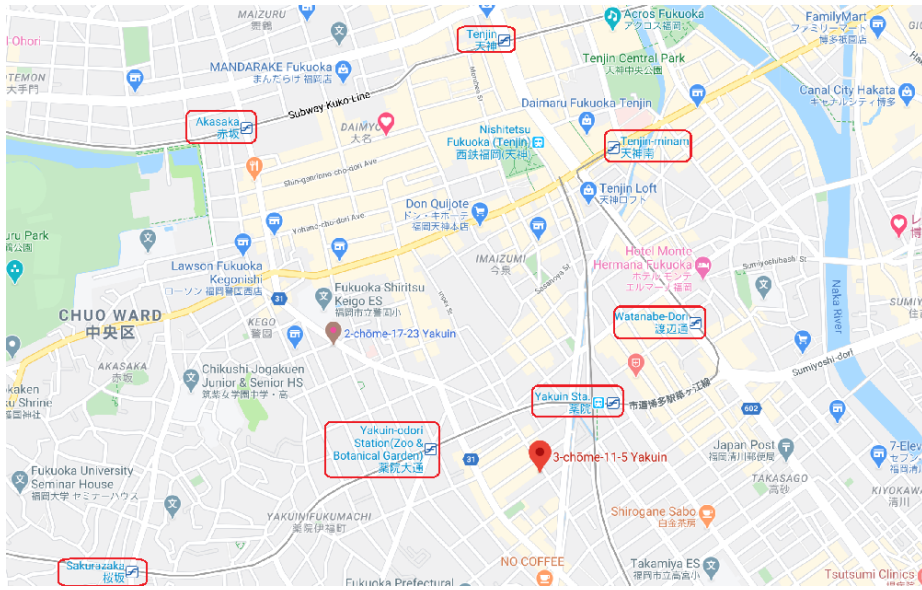
 Floor Area  
24.30 m<sup>2</sup>

 Layout  
1K

 Built Year  
1997

 Gross Yield  
7.69%












## PROPERTY INFO

### Building / Land Information

	Property Name:	Estate More Yakuin 9F
	Address:	3-11-5 Yakuin, Ch??-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1997

### Unit Information


	Total Units:	80
	Layout:	1K
	Floor / Total Floors:	9 Floor / 14 Floors
	Floor Area:	24.30 m <sup>2</sup> / 261.57 ft <sup>2</sup>
	Balcony Area:	3.44 m <sup>2</sup> / 37.03 ft <sup>2</sup>
	Balcony Facing:	Northwest
	Occupancy Status:	Tenanted

### Additional Information

Amenities: Prime area, shopping, eatery nearby

### Location Information

 Transportation: Yakuin station / 3 minutes walking distance

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公众号

## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥50,000	¥600,000
Building Management Fee:	-¥6,000	-¥72,000
Building Sinking Fund:	-¥600	-¥7,200
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,750	-¥33,000
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥35,000
Net Rental Income After Tax:		¥452,800

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥7,800,000	¥7,566,000	¥7,410,000
Land Registration & Legal Fee (Estimated):	¥140,000		
Agency Brokerage Fee:	¥323,400	¥315,678	¥310,530
Total Cost of Purchase:	¥8,263,400	¥8,021,678	¥7,860,530

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥7,800,000	¥7,566,000	¥7,410,000
Gross Rental Yield:	7.69%	7.93%	8.10%
Net Rental Yield:	5.90%	6.09%	6.21%

