

Estate More Yakuin 9F

Posted On 08-02-2020

📍 3-11-5 Yakuin, Ch??-ku, Fukuoka.

¥ 7,800,000


BUY

Residential


Apartment


Tenanted

Fukuoka

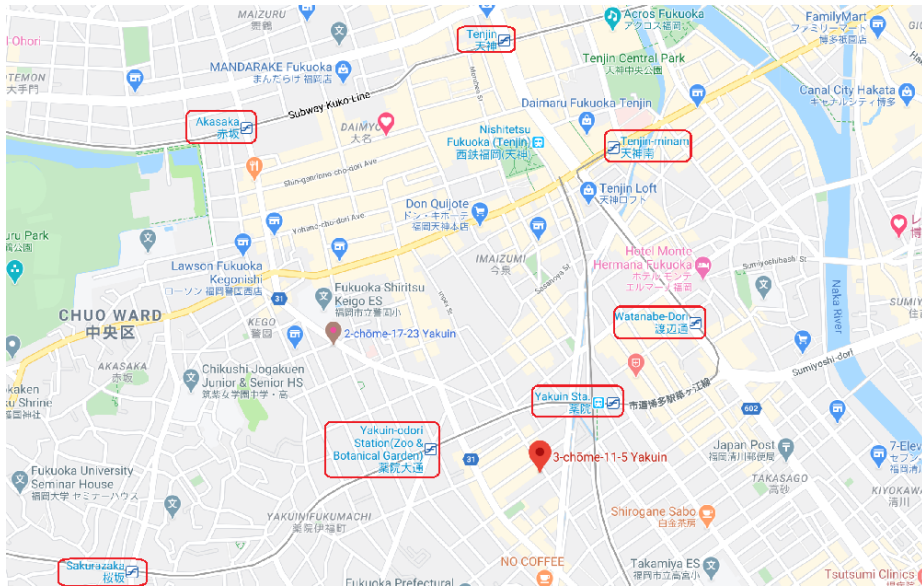
 Floor Area
24.30 m²

 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, Chuo-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 ² / 261.57 ft ² |
|  | Balcony Area: | 3.44 m ² / 37.03 ft ² |
|  | Balcony Facing: | Northwest |
|  | Occupancy Status: | Tenanted |

Additional Information

Amenities: Prime area, shopping, eatery nearby

Location Information

| | | |
|---|-----------------|---|
|  | Transportation: | Yakuin station / 3 minutes walking distance |
|---|-----------------|---|

✉ info@japan-realty.com
Singapore +65 8188 8316



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% |

