

JAPAN REALTY 日本不動產

Everlife Higashikoen 604

Residential

Apartment Tenanted

Fukuoka

Posted On 15-12-2020

2 1-31-9 Chiyo, Hakata Ward, Fukuoka.

¥ 7,500,000

BUY

△ Floor Area 36.33 m²

☐ Layout 2DK

Built Year 1977

✓ Gross Yield 10.4%

























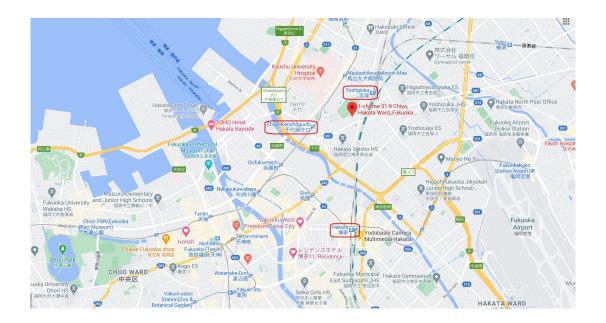












PROPERTY INFO

Building / Land Information

Property Name: Everlife Higashikoen 604

Address: 1-31-9 Chiyo, Hakata Ward, Fukuoka.

Land Ownership: Freehold

Building Structure: Reinforced Concrete

Built Year: 1977

Unit Information

Additional Information

Layout: 2DK Note 1: New tenant moved in in Aug 2020

Floor / Total Floors: 6 Floor / 8 Floors Note 2: ID: 98966718

Floor Area: 36.33 m² / 391.06 ft²

Balcony Area: 1.00 m² / 10.76 ft²

Occupancy Status: Tenanted

Location Information

Transportation: Yoshizuka station / 8 minutes walking distance

















| | Monthly | Annually |
|---|----------|-----------|
| Rental Income: | ¥65,000 | ¥780,000 |
| Building Management Fee: | -¥6,160 | -¥73,920 |
| Building Sinking Fund: | -¥10,390 | -¥124,680 |
| Other Miscellaneous Fee: | -¥0 | -¥0 |
| Agency Management Fee: | -¥3,575 | -¥42,900 |
| Annual Fixed Asset & City Planning Tax (Estimated): | - | -¥40,138 |
| Net Rental Income After Tax: | | ¥498,362 |

COST OF PURCHASE

| | Offer Price | 3% Offer Price | 5% Offer Price |
|--|-------------|----------------|----------------|
| Purchase Price: | ¥7,500,000 | ¥7,275,000 | ¥7,125,000 |
| Land Registration & Legal Fee (Estimated): | ¥130,000 | | |
| Agency Brokerage Fee: | ¥313,500 | ¥306,075 | ¥301,125 |
| Total Cost of Purchase: | ¥7,943,500 | ¥7,711,075 | ¥7,556,125 |

RENTAL YIELD

| | Offer Price | 3% Offer Price | 5% Offer Price |
|---------------------|-------------|----------------|----------------|
| Purchase Price: | ¥7,500,000 | ¥7,275,000 | ¥7,125,000 |
| Gross Rental Yield: | 10.40% | 10.72% | 10.95% |
| Net Rental Yield: | 6.78% | 6.99% | 7.14% |



















