

## F . PARC Ohori Park 602

Residential

Apartment

Vacant

Fukuoka

Posted On 22-04-2020

📍 1-4-15 Arato, Ch??-ku, Fukuoka

**¥ 14,900,000** **BUY**

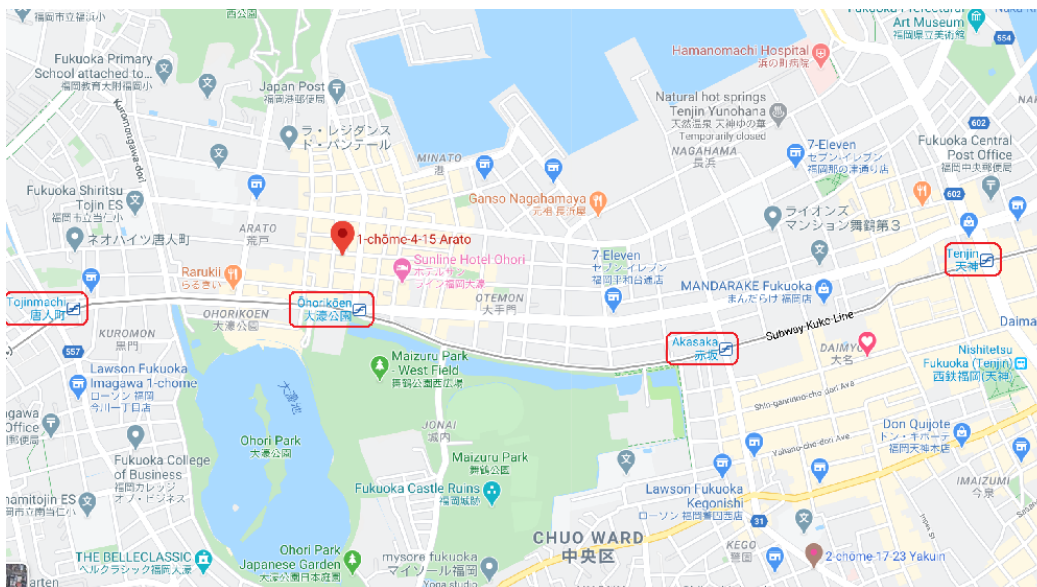
📐 Floor Area  
29.62 m<sup>2</sup>

🏠 Layout  
1DK

📅 Built Year  
2009

📈 Gross Yield  
0%





## PROPERTY INFO

### Building / Land Information

|                                                                                   |                     |                                |
|-----------------------------------------------------------------------------------|---------------------|--------------------------------|
|    | Property Name:      | F . PARC Ohori Park 602        |
|    | Address:            | 1-4-15 Arato, Chuo-ku, Fukuoka |
|   | Land Ownership:     | Freehold                       |
|  | Building Structure: | Reinforced Concrete            |
|  | Built Year:         | 2009                           |

### Unit Information

|                                                                                   |                       |                                               |
|-----------------------------------------------------------------------------------|-----------------------|-----------------------------------------------|
|  | Total Units:          | 59                                            |
|  | Layout:               | 1DK                                           |
|  | Floor / Total Floors: | 6 Floor / 11 Floors                           |
|  | Floor Area:           | 29.62 m <sup>2</sup> / 318.83 ft <sup>2</sup> |
|  | Balcony Area:         | 6.08 m <sup>2</sup> / 65.45 ft <sup>2</sup>   |
|  | Balcony Facing:       | North                                         |
|  | Occupancy Status:     | Vacant                                        |

### Additional Information

### Location Information

|                                                                                   |                 |                                                 |
|-----------------------------------------------------------------------------------|-----------------|-------------------------------------------------|
|  | Transportation: | Ohori-koen station / 3 minutes walking distance |
|-----------------------------------------------------------------------------------|-----------------|-------------------------------------------------|



## INCOME & EXPENSE

|                                                     | Monthly | Annually  |
|-----------------------------------------------------|---------|-----------|
| Rental Income:                                      | ¥0      | ¥0        |
| Building Management Fee:                            | -¥6,200 | -¥74,400  |
| Building Sinking Fund:                              | -¥4,000 | -¥48,000  |
| Other Miscellaneous Fee:                            | -¥0     | -¥0       |
| Agency Management Fee:                              | -¥0     | -¥0       |
| Annual Fixed Asset & City Planning Tax (Estimated): | -       | -¥45,000  |
| Net Rental Income After Tax:                        |         | ¥-167,400 |

## COST OF PURCHASE

|                                            | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|--------------------------------------------|-------------|-----------------|-----------------|
| Purchase Price:                            | ¥14,900,000 | ¥14,453,000     | ¥14,155,000     |
| Land Registration & Legal Fee (Estimated): | ¥140,000    |                 |                 |
| Agency Brokerage Fee:                      | ¥557,700    | ¥542,949        | ¥533,115        |
| Total Cost of Purchase:                    | ¥15,597,700 | ¥15,135,949     | ¥14,828,115     |

## RENTAL YIELD

|                     | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|---------------------|-------------|-----------------|-----------------|
| Purchase Price:     | ¥14,900,000 | ¥14,453,000     | ¥14,155,000     |
| Gross Rental Yield: | 0.00%       | 0.00%           | 0.00%           |
| Net Rental Yield:   | -0.78%      | -0.81%          | -0.83%          |

