

Forum Ohashi 204

Residential

Apartment

Tenanted

Fukuoka

Posted On 14-10-2019

📍 3-chome-6-4 Shiobaru, Minami-ku, Fukuoka.

¥ 5,200,000

BUY

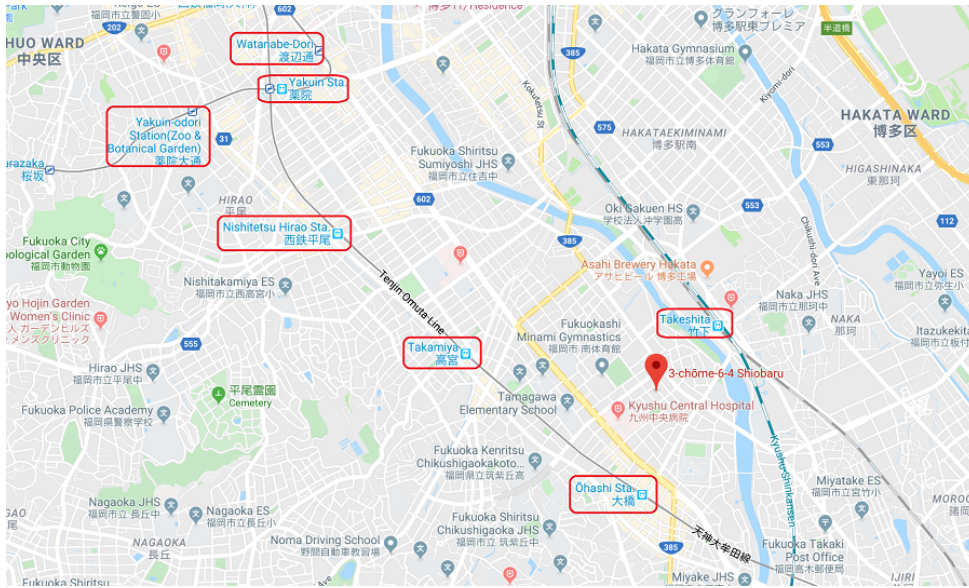
📍 Floor Area
22.88 m²

🏠 Layout
1K

📅 Built Year
1990






📈 Gross Yield
8.77%











PROPERTY INFO

Building / Land Information


	Property Name:	Forum Ohashi 204
	Address:	3-chome-6-4 Shiobaru, Minami-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1990

Unit Information

	Total Units:	49
	Layout:	1K
	Floor / Total Floors:	2 Floor / 7 Floors
	Floor Area:	22.88 m ² / 246.28 ft ²
	Balcony Area:	3.78 m ² / 40.69 ft ²
	Occupancy Status:	Tenanted

Additional Information

Location Information

	Transportation:	Ohashi station / 10 minutes walking distance
---	-----------------	--



INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥38,000	¥456,000
Building Management Fee:	-¥2,900	-¥34,800
Building Sinking Fund:	-¥4,580	-¥54,960
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,090	-¥25,080
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥30,000
Net Rental Income After Tax:		¥311,160

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥5,200,000	¥5,044,000	¥4,940,000
Land Registration & Legal Fee (Estimated):	¥120,000		
Agency Brokerage Fee:	¥237,600	¥232,452	¥229,020
Total Cost of Purchase:	¥5,557,600	¥5,396,452	¥5,289,020

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥5,200,000	¥5,044,000	¥4,940,000
Gross Rental Yield:	8.77%	9.04%	9.23%
Net Rental Yield:	6.14%	6.33%	6.46%

