

Fukuoka River Castle 809

Residential

Apartment

Tenanted

Fukuoka

Posted On 12-11-2019

📍 3-12-1 Kiyokawa, Chuo-ku, Fukuoka.

¥ 7,800,000

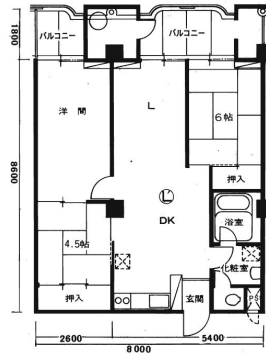
BUY

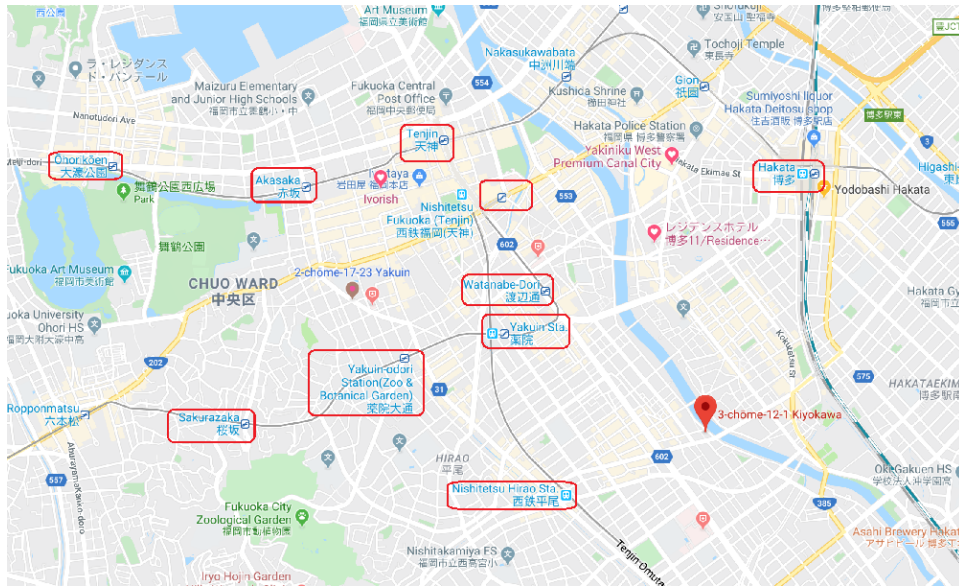
📍 Floor Area
73.09 m²

🏠 Layout
3LDK

📅 Built Year
1975

📈 Gross Yield
10.31%











PROPERTY INFO

Building / Land Information

	Property Name:	Fukuoka River Castle 809
	Address:	3-12-1 Kiyokawa, Chuo-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1975


Unit Information

	Total Units:	124
	Layout:	3LDK
	Floor / Total Floors:	8 Floor / 10 Floors
	Floor Area:	73.09 m ² / 786.74 ft ²
	Balcony Area:	8.87 m ² / 95.48 ft ²
	Occupancy Status:	Tenanted

Additional Information

Note 1: Next tenancy can raise rental to JPY80,000

Location Information

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



INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥67,000	¥804,000
Building Management Fee:	-¥8,637	-¥103,644
Building Sinking Fund:	-¥9,692	-¥116,304
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥3,685	-¥44,220
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥43,674
Net Rental Income After Tax:		¥496,158

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:	10.31%	10.63%	10.85%
Net Rental Yield:	6.53%	6.73%	6.88%

