

Grace Ijiri 2nd 3F

Residential

Apartment

Vacant

Fukuoka

Posted On 12-01-2021

📍 1-7-4 Ijiri, Minami-ku, Fukuoka.

¥ 3,180,000

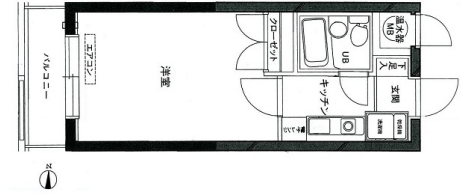
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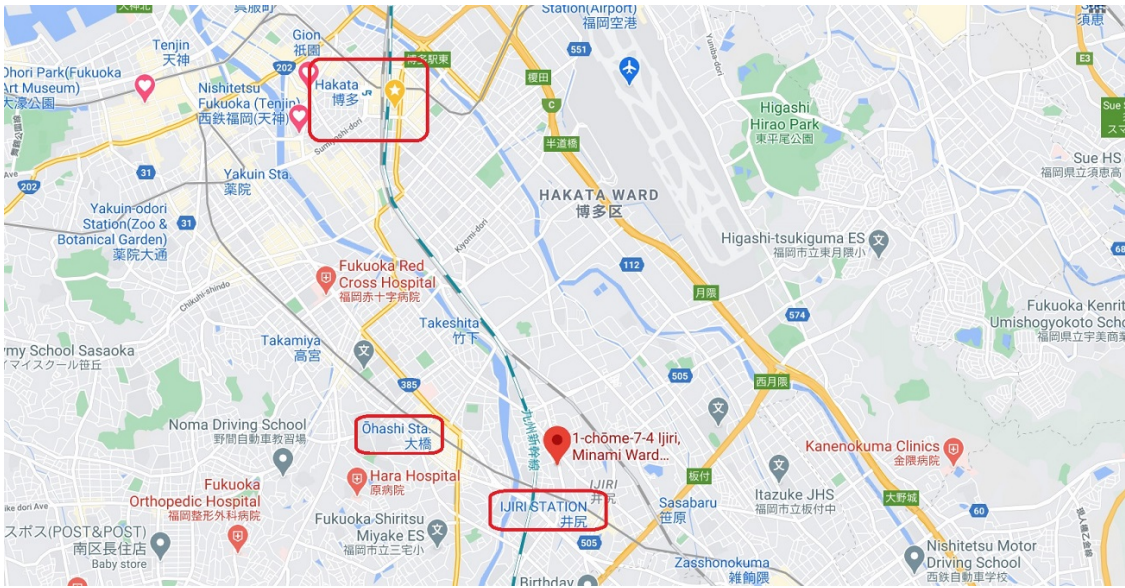
📍 Floor Area
19.60 m²

🏠 Layout
1K

📅 Built Year
1990

📈 Gross Yield
0%





PROPERTY INFO

Building / Land Information

	Property Name:	Grace Ijiri 2nd 3F
	Address:	1-7-4 Ijiri, Minami-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1990

Unit Information

	Total Units:	59
	Layout:	1K
	Floor / Total Floors:	3 Floor / 5 Floors
	Floor Area:	19.60 m ² / 210.97 ft ²
	Balcony Area:	2.80 m ² / 30.14 ft ²
	Balcony Facing:	East
	Occupancy Status:	Vacant

Additional Information

Note 1:	Interior renovation completed in November 2020
Note 2:	ID: 99039404

Location Information

	Transportation:	Ijiri station / 9 minutes walking distance
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info@japan-realty.com
Singapore +65 8188 8316



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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥6,860	-¥82,320
Building Sinking Fund:	-¥2,320	-¥27,840
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥25,000
Net Rental Income After Tax:		¥-135,160

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥3,180,000	¥3,084,600	¥3,021,000
Land Registration & Legal Fee (Estimated):	¥90,000		
Agency Brokerage Fee:	¥161,920	¥157,722	¥154,924
Total Cost of Purchase:	¥3,431,920	¥3,332,322	¥3,265,924

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥3,180,000	¥3,084,600	¥3,021,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-3.21%	-3.31%	-3.38%

