

Grand Maison Hirao VINX

Residential

Apartment

Vacant


Fukuoka

Posted On 14-11-2020


📍 2-15-9 Hirao, Chuo Ward, Fukuoka


¥ 37,500,000

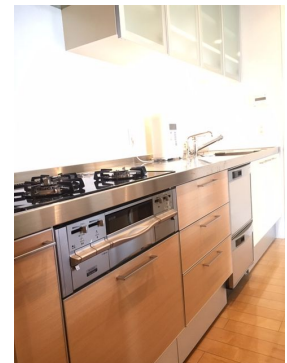
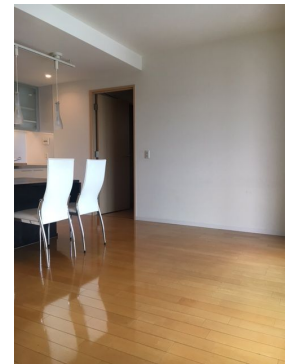
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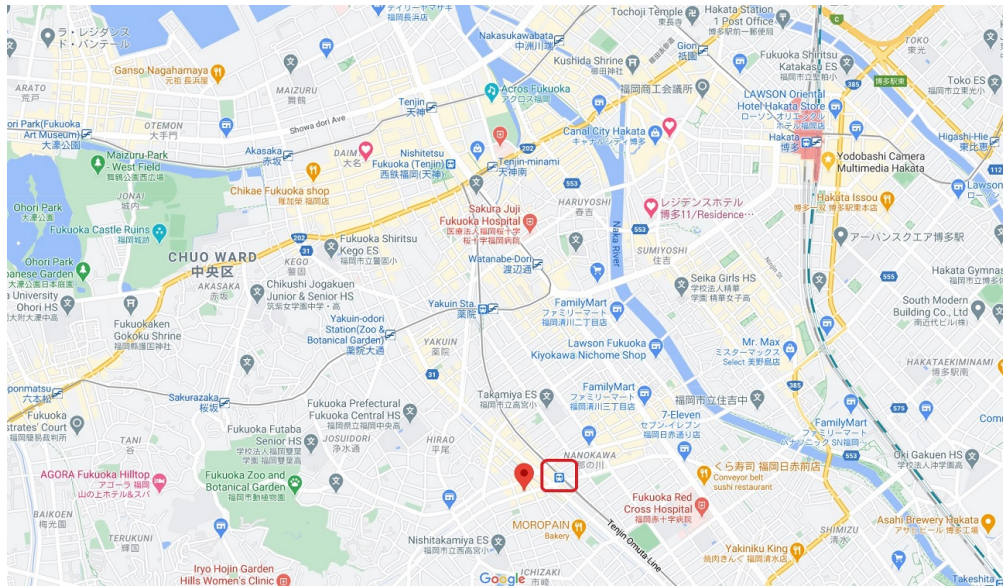
 Floor Area
65.75 m²

 Layout
2LDK

 Built Year
2008


 Gross Yield
0%












PROPERTY INFO

Building / Land Information

	Property Name:	Grand Maison Hirao VINX
	Address:	2-15-9 Hirao, Chuo Ward, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	2008


Unit Information


	Total Units:	30
	Layout:	2LDK
	Floor / Total Floors:	9 Floor / 14 Floors
	Floor Area:	65.75 m ² / 707.73 ft ²
	Balcony Area:	13.80 m ² / 148.54 ft ²
	Balcony Facing:	Southeast
	Occupancy Status:	Vacant

Additional Information

Note 1: ID: 98938569

Location Information

	Transportation:	Hirao station / 3 minutes walking distance
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公众号

INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥8,910	-¥106,920
Building Sinking Fund:	-¥14,280	-¥171,360
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥100,000
Net Rental Income After Tax:		¥-378,280

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥37,500,000	¥36,375,000	¥35,625,000
Land Registration & Legal Fee (Estimated):	¥220,000		
Agency Brokerage Fee:	¥1,303,500	¥1,266,375	¥1,241,625
Total Cost of Purchase:	¥39,023,500	¥37,861,375	¥37,086,625

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥37,500,000	¥36,375,000	¥35,625,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-0.71%	-0.74%	-0.75%

