



JAPAN REALTY
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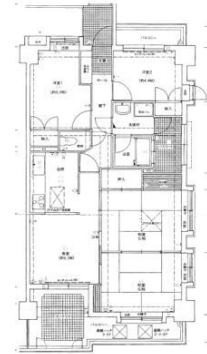
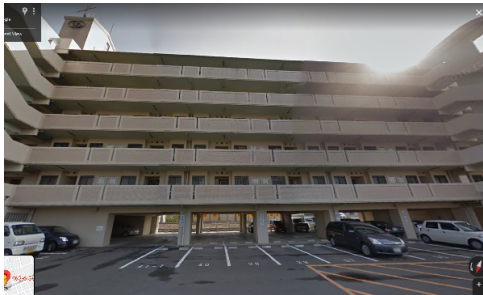
Grand Mour Shusenji 6F

Residential Apartment Tenanted Fukuoka

Posted On 13-02-2020
463-6 Senri, Nishi-ku, Fukuoka.

¥ 9,500,000 BUY

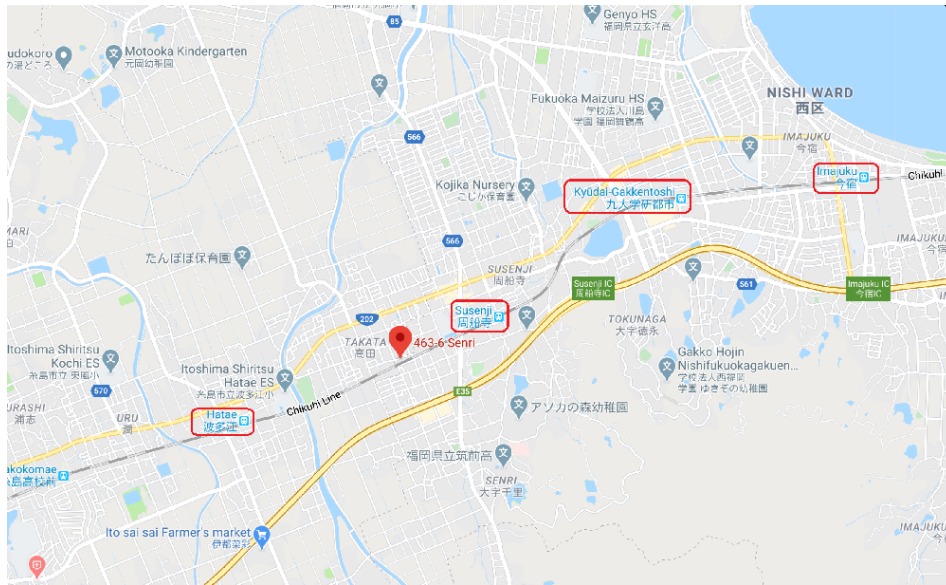
Floor Area 74.16 m ²	Layout 4LDK	Built Year 1990	Gross Yield 7.96%
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PROPERTY INFO

Building / Land Information


	Property Name:	Grand Mour Shusenji 6F
	Address:	463-6 Senri, Nishi-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1990

Unit Information

	Total Units:	45
	Layout:	4LDK
	Floor / Total Floors:	6 Floor / 6 Floors
	Floor Area:	74.16 m ² / 798.26 ft ²
	Balcony Area:	14.88 m ² / 160.17 ft ²
	Occupancy Status:	Tenanted

Additional Information

Location Information

	Transportation:	Susenji station / 13 minutes walking distance
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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥63,000	¥756,000
Building Management Fee:	-¥5,200	-¥62,400
Building Sinking Fund:	-¥15,800	-¥189,600
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥3,465	-¥41,580
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥60,000
Net Rental Income After Tax:		¥402,420

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥9,500,000	¥9,215,000	¥9,025,000
Land Registration & Legal Fee (Estimated):	¥160,000		
Agency Brokerage Fee:	¥379,500	¥370,095	¥363,825
Total Cost of Purchase:	¥10,039,500	¥9,745,095	¥9,548,825

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥9,500,000	¥9,215,000	¥9,025,000
Gross Rental Yield:	7.96%	8.20%	8.38%
Net Rental Yield:	4.61%	4.75%	4.85%

