

Grumpia Shingu

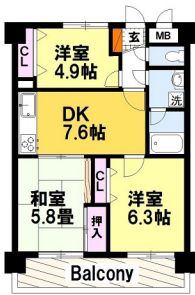
Residential Apartment Vacant **Fukuoka**

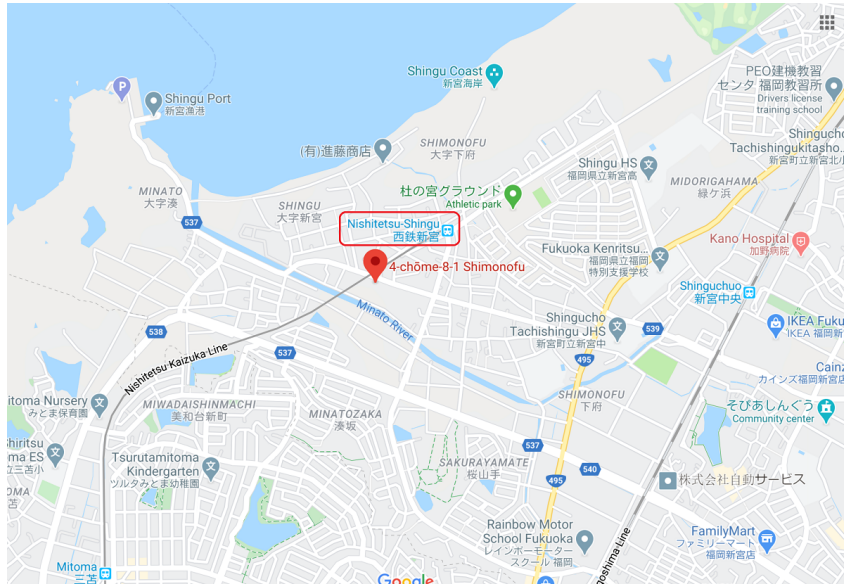
Posted On 15-07-2020

📍 4-8-1 Shimonofu, Shingu, Kasuya-gun, Fukuoka

¥ 7,000,000 **BUY**

📍 Floor Area 54.92 m ²	🏠 Layout 3DK	📅 Built Year 1990	📈 Gross Yield 0%
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PROPERTY INFO

Building / Land Information

	Property Name:	Grumpia Shingu
	Address:	4-8-1 Shimonofu, Shingu, Kasuya-gun, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1990

Unit Information

	Total Units:	43
	Layout:	3DK
	Floor / Total Floors:	5 Floor / 7 Floors
	Floor Area:	54.92 m ² / 591.16 ft ²
	Balcony Area:	9.75 m ² / 104.95 ft ²
	Occupancy Status:	Vacant

Additional Information

Note 1: ID: 98857782

Location Information

	Transportation:	Nishitetsu-Shingu station / 6 minutes walking distance
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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥4,900	-¥58,800
Building Sinking Fund:	-¥11,880	-¥142,560
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥60,000
Net Rental Income After Tax:		¥-261,360

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥7,000,000	¥6,790,000	¥6,650,000
Land Registration & Legal Fee (Estimated):	¥160,000		
Agency Brokerage Fee:	¥297,000	¥290,070	¥285,450
Total Cost of Purchase:	¥7,457,000	¥7,240,070	¥7,095,450

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥7,000,000	¥6,790,000	¥6,650,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-2.70%	-2.78%	-2.84%

