

## Imperial Hiraodai 407

Posted On 12-11-2019

 3-24-36 Hirao, Chuo Ward, Fukuoka.


**¥ 9,280,000** **BUY**


Residential


Apartment


Tenanted

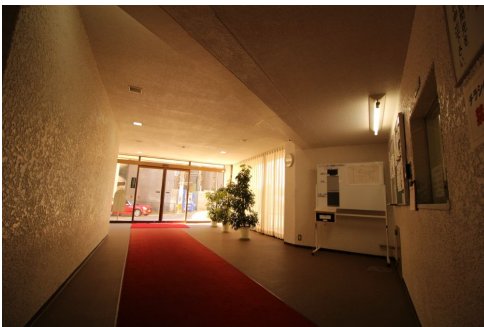
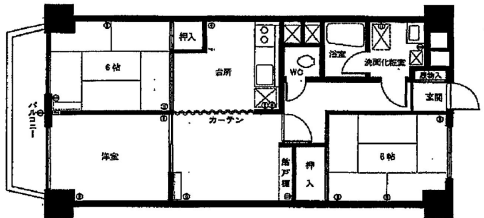
Fukuoka

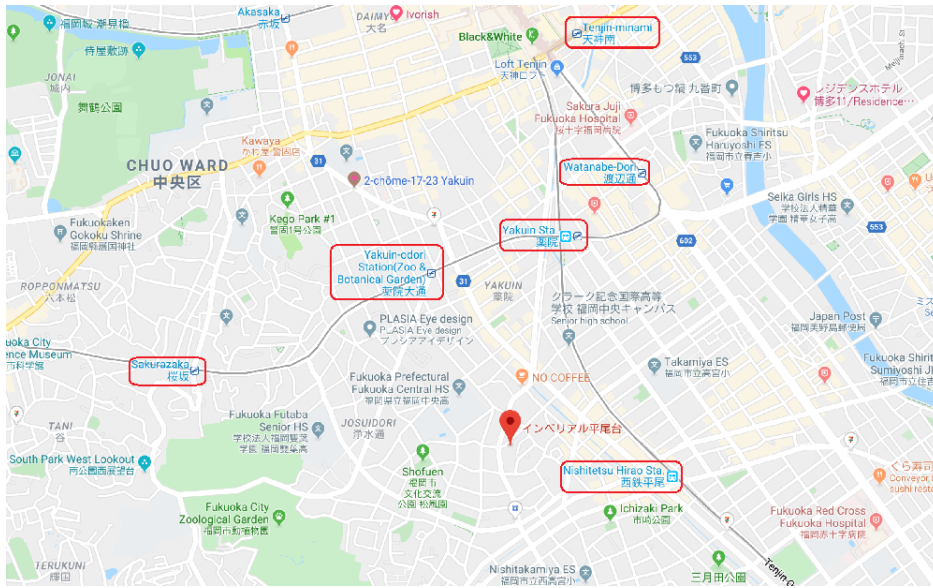
 Floor Area  
63.69 m<sup>2</sup>

 Layout  
3LDK

 Built Year  
1975






 Gross Yield  
9.7%












## PROPERTY INFO

### Building / Land Information

	Property Name:	Imperial Hiraodai 407
	Address:	3-24-36 Hirao, Chuo Ward, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1975


### Unit Information

	Total Units:	59
	Layout:	3LDK
	Floor / Total Floors:	4 Floor / 8 Floors
	Floor Area:	63.69 m <sup>2</sup> / 685.56 ft <sup>2</sup>
	Balcony Area:	5.54 m <sup>2</sup> / 59.63 ft <sup>2</sup>
	Balcony Facing:	Southeast
	Occupancy Status:	Tenanted

### Additional Information

Note 1:	5 months deposit (JPY375,000) carry forward to new owner
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### Location Information

	Transportation:	Hirao station / 10 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥75,000	¥900,000
Building Management Fee:	-¥8,020	-¥96,240
Building Sinking Fund:	-¥9,500	-¥114,000
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥4,125	-¥49,500
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥62,182
Net Rental Income After Tax:		¥578,078

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥9,280,000	¥9,001,600	¥8,816,000
Land Registration & Legal Fee (Estimated):	¥160,000		
Agency Brokerage Fee:	¥372,240	¥363,053	¥356,928
Total Cost of Purchase:	¥9,812,240	¥9,524,653	¥9,332,928

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥9,280,000	¥9,001,600	¥8,816,000
Gross Rental Yield:	9.70%	10.00%	10.21%
Net Rental Yield:	6.53%	6.73%	6.87%

