

La Residence de Fukuoka Prefectural Office 3F

Residential Apartment Tenanted **Fukuoka**

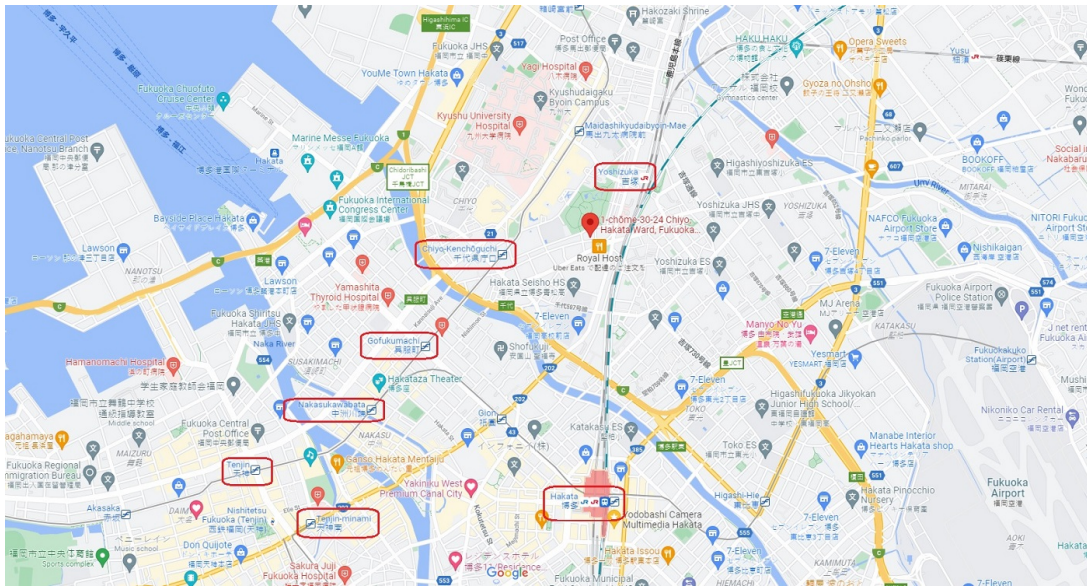
Posted On 11-09-2021

📍 1-30-24 Chiyo, Hakata-ku, Fukuoka

¥ 6,000,000 **BUY**






 Floor Area 18.90 m ²	 Layout 1K	 Built Year 1992	 Gross Yield 8.14%
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PROPERTY INFO

Building / Land Information

	Property Name:	La Residence de Fukuoka Prefectural Office 3F
	Address:	1-30-24 Chiyo, Hakata-ku, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1992

Unit Information

	Total Units:	224
	Layout:	1K
	Floor / Total Floors:	3 Floor / 14 Floors
	Floor Area:	18.90 m ² / 203.44 ft ²
	Balcony Area:	3.24 m ² / 34.88 ft ²
	Occupancy Status:	Tenanted

Additional Information

Amenities:	Nice residential area in Hakata-ku
Note 1:	ID: 99138984

Location Information

	Transportation:	Yoshizuka (JR) / Chiyo-Kencho (Subway) / 8 / 9 minutes walking distance
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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥40,700	¥488,400
Building Management Fee:	-¥4,000	-¥48,000
Building Sinking Fund:	-¥1,200	-¥14,400
Other Miscellaneous Fee:	-¥2,571	-¥30,852
Agency Management Fee:	-¥2,239	-¥26,862
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥36,000
	Net Rental Income After Tax:	¥332,286

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥6,000,000	¥5,820,000	¥5,700,000
Land Registration & Legal Fee (Estimated):	¥110,000		
Agency Brokerage Fee:	¥264,000	¥258,060	¥254,100
Total Cost of Purchase:	¥6,374,000	¥6,188,060	¥6,064,100

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥6,000,000	¥5,820,000	¥5,700,000
Gross Rental Yield:	8.14%	8.39%	8.57%
Net Rental Yield:	5.78%	5.96%	6.08%

