

La Residence de Panthere

Residential

Apartment

Tenanted

Fukuoka

Posted On 25-08-2019

📍 2-chome-5-30 Arato, Chuo-ku, Fukuoka

¥ 2,200,000

BUY






📍 Floor Area 16.20 m ²	🏠 Layout 1K	📅 Built Year 1988	📈 Gross Yield 9.93%
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PROPERTY INFO

Building / Land Information

	Property Name:	La Residence de Panthere
	Address:	2-chome-5-30 Arato, Chuo-ku, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1988


Unit Information

	Total Units:	72
	Layout:	1K
	Floor / Total Floors:	4 Floor / 10 Floors
	Floor Area:	16.20 m ² / 174.38 ft ²
	Balcony Area:	3.00 m ² / 32.29 ft ²
	Occupancy Status:	Tenanted

Additional Information

Note 1: Sublease tenancy

Location Information

	Transportation:	Nishikoen station / 8 minutes walking distance
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 info@japan-realty.com
Singapore +65 8188 8316



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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥18,200	¥218,400
Building Management Fee:	-¥0	-¥0
Building Sinking Fund:	-¥5,030	-¥60,360
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥1,001	-¥12,012
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥18,000
	Net Rental Income After Tax:	¥128,028

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥2,200,000	¥2,134,000	¥2,090,000
Land Registration & Legal Fee (Estimated):	¥110,000		
Agency Brokerage Fee:	¥118,800	¥115,896	¥113,960
Total Cost of Purchase:	¥2,428,800	¥2,359,896	¥2,313,960

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥2,200,000	¥2,134,000	¥2,090,000
Gross Rental Yield:	9.93%	10.23%	10.45%
Net Rental Yield:	6.01%	6.20%	6.33%

