

La Residence de Reine 510

Residential

Apartment

Tenanted

Fukuoka

Posted On 20-08-2019

📍 2-chome-9-25 Haruyoshi, Chuo Ward, Fukuoka.

¥ 5,500,000

BUY

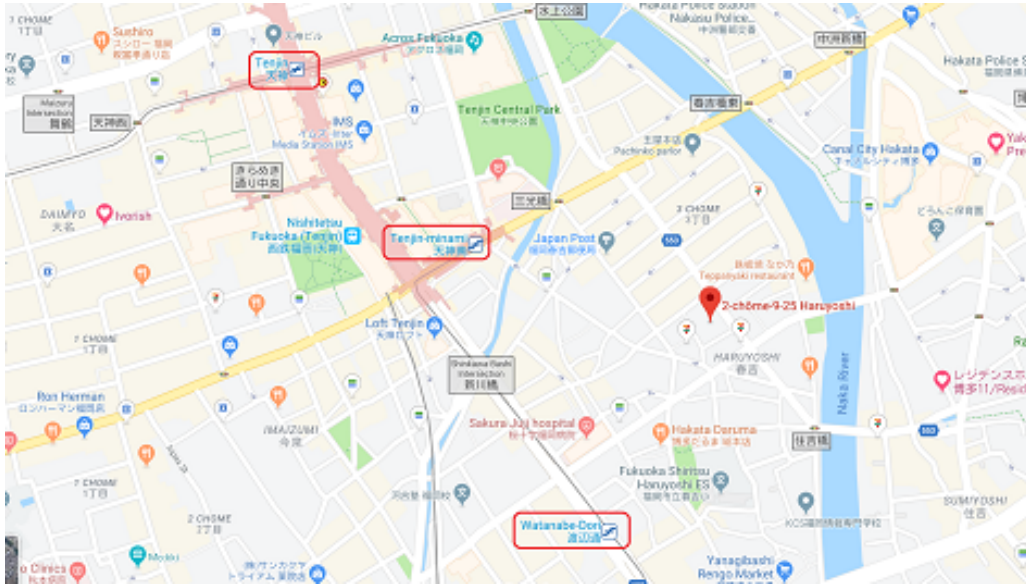
📍 Floor Area
16.61 m²

🏠 Layout
1K

📅 Built Year
1991






📈 Gross Yield
9.57%












PROPERTY INFO

Building / Land Information

| | | |
|---|---------------------|---|
|  | Property Name: | La Residence de Reine 510 |
|  | Address: | 2-chome-9-25 Haruyoshi, Chuo Ward, Fukuoka. |
|  | Land Ownership: | Freehold |
|  | Building Structure: | Steel Reinforced Concrete |
|  | Built Year: | 1991 |


Unit Information


| | | |
|---|-----------------------|---|
|  | Total Units: | 169 |
|  | Layout: | 1K |
|  | Floor / Total Floors: | 5 Floor / 13 Floors |
|  | Floor Area: | 16.61 m ² / 178.79 ft ² |
|  | Balcony Area: | 3.00 m ² / 32.29 ft ² |
|  | Balcony Facing: | Southeast |
|  | Occupancy Status: | Tenanted |

Additional Information

Amenities: Supermarket nearby

Location Information

 Transportation: Tenjin-minami station / 7 minutes walking distance

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公众号 Page 2

INCOME & EXPENSE

| | Monthly | Annually |
|---|------------------------------|----------|
| Rental Income: | ¥43,864 | ¥526,368 |
| Building Management Fee: | -¥3,500 | -¥42,000 |
| Building Sinking Fund: | -¥4,730 | -¥56,760 |
| Other Miscellaneous Fee: | -¥0 | -¥0 |
| Agency Management Fee: | -¥2,413 | -¥28,950 |
| Annual Fixed Asset & City Planning Tax (Estimated): | - | -¥34,900 |
| | Net Rental Income After Tax: | ¥363,758 |

COST OF PURCHASE

| | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|--|-------------|-----------------|-----------------|
| Purchase Price: | ¥5,500,000 | ¥5,335,000 | ¥5,225,000 |
| Land Registration & Legal Fee (Estimated): | ¥130,000 | | |
| Agency Brokerage Fee: | ¥247,500 | ¥242,055 | ¥238,425 |
| Total Cost of Purchase: | ¥5,877,500 | ¥5,707,055 | ¥5,593,425 |

RENTAL YIELD

| | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|---------------------|-------------|-----------------|-----------------|
| Purchase Price: | ¥5,500,000 | ¥5,335,000 | ¥5,225,000 |
| Gross Rental Yield: | 9.57% | 9.87% | 10.07% |
| Net Rental Yield: | 6.78% | 6.99% | 7.14% |

