

## 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**

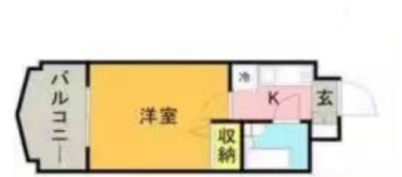
**BUY**

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

 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 <sup>2</sup> / 178.79 ft <sup>2</sup>
	Balcony Area:	3.00 m <sup>2</sup> / 32.29 ft <sup>2</sup>
	Balcony Facing:	Southeast
	Occupancy Status:	Tenanted

### Additional Information

Amenities: Supermarket nearby

### Location Information

 Transportation: Tenjin-minami station / 7 minutes walking distance



## 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%

