



JAPAN REALTY
日本不動産

Lions Mansion Maizuru 3rd 4F

Residential

Apartment

Tenanted

Fukuoka

Posted On 03-06-2020

📍 2-7-1 Maizuru, Ch??-ku, Fukuoka.

¥ 6,500,000

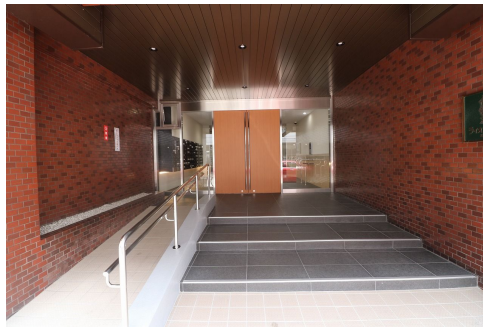
BUY

📏 Floor Area
28.61 m²

🏠 Layout
1DK

📅 Built Year
1985

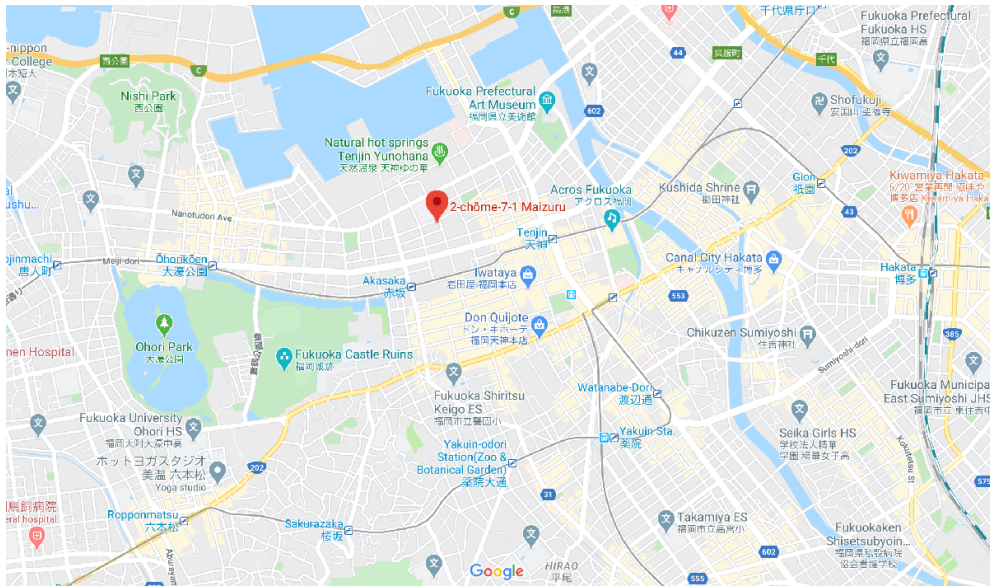
📈 Gross Yield
7.94%



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PROPERTY INFO

Building / Land Information

	Property Name:	Lions Mansion Maizuru 3rd 4F
	Address:	2-7-1 Maizuru, Ch??-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1985

Unit Information

	Total Units:	115
	Layout:	1DK
	Floor / Total Floors:	4 Floor / 11 Floors
	Floor Area:	28.61 m ² / 307.96 ft ²
	Balcony Area:	3.83 m ² / 41.23 ft ²
	Occupancy Status:	Tenanted

Additional Information

Location Information

	Transportation:	Akasaka station / 6 minutes walking distance
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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥43,000	¥516,000
Building Management Fee:	-¥5,100	-¥61,200
Building Sinking Fund:	-¥3,927	-¥47,124
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,365	-¥28,380
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥31,000
	Net Rental Income After Tax:	¥348,296

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥6,500,000	¥6,305,000	¥6,175,000
Land Registration & Legal Fee (Estimated):	¥130,000		
Agency Brokerage Fee:	¥280,500	¥274,065	¥269,775
Total Cost of Purchase:	¥6,910,500	¥6,709,065	¥6,574,775

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥6,500,000	¥6,305,000	¥6,175,000
Gross Rental Yield:	7.94%	8.18%	8.36%
Net Rental Yield:	5.49%	5.66%	5.78%

