

**Lions Mansion Maizuru**  
**3rd 8F**

Residential

Apartment

Vacant

Fukuoka

Posted On 29-07-2020

📍 2-7-1 Maizuru, Chuo-ku, Fukuoka.

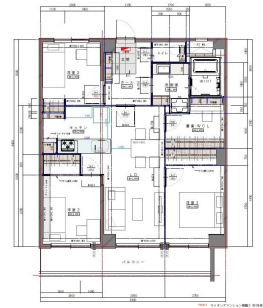
**¥ 29,980,000** **BUY**

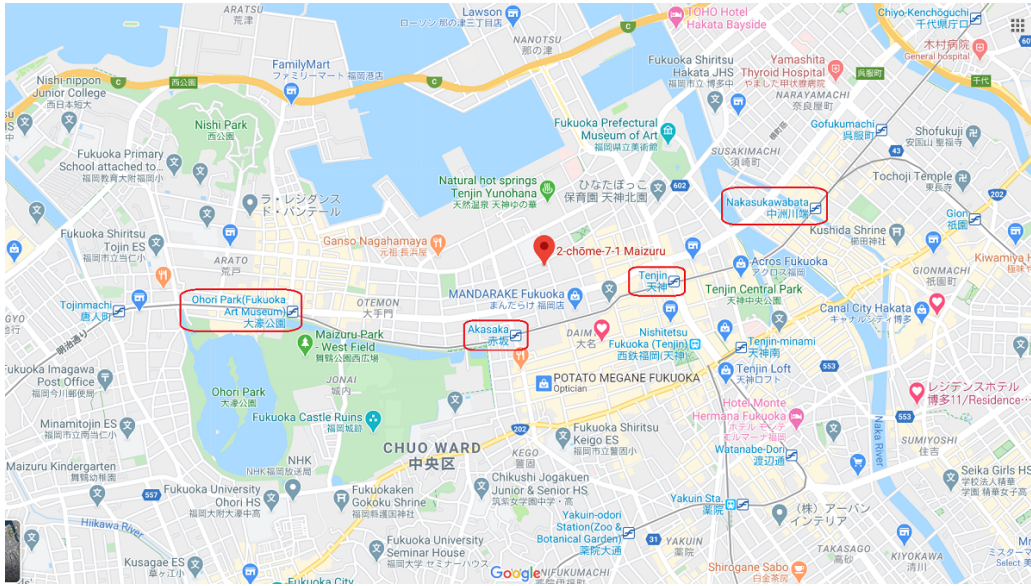
📏 Floor Area  
78.96 m<sup>2</sup>

🏠 Layout  
3LDK

📅 Built Year  
1985

📈 Gross Yield  
0%












## PROPERTY INFO

### Building / Land Information

	Property Name:	Lions Mansion Maizuru 3rd 8F
	Address:	2-7-1 Maizuru, Chuo-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1985

### Unit Information


	Total Units:	115
	Layout:	3LDK
	Floor / Total Floors:	8 Floor / 11 Floors
	Floor Area:	78.96 m <sup>2</sup> / 849.93 ft <sup>2</sup>
	Balcony Area:	10.01 m <sup>2</sup> / 107.75 ft <sup>2</sup>
	Balcony Facing:	Southeast
	Occupancy Status:	Vacant

### Additional Information

Amenities:	City center, all shopping facilities and restaurant nearby
Note 1:	Tenjin station / 8 minutes walking distance
Note 2:	New renovation done in April 2020
Note 3:	ID: 98976098

### Location Information

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

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥14,100	-¥169,200
Building Sinking Fund:	-¥10,857	-¥130,284
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥120,000
	Net Rental Income After Tax:	¥-419,484

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥29,980,000	¥29,080,600	¥28,481,000
Land Registration & Legal Fee (Estimated):	¥250,000		
Agency Brokerage Fee:	¥1,055,340	¥1,025,660	¥1,005,873
Total Cost of Purchase:	¥31,285,340	¥30,356,260	¥29,736,873

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥29,980,000	¥29,080,600	¥28,481,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-0.96%	-0.99%	-1.01%

