

## Lions Mansion Yakuin-minami

Posted On 20-02-2020

📍 3-6-4 Yakuin, Chuo-ku, Fukuoka.

**¥ 17,900,000** **BUY**

Residential

Apartment

Vacant

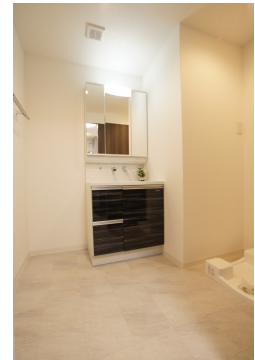
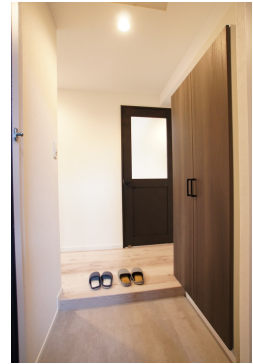
Fukuoka

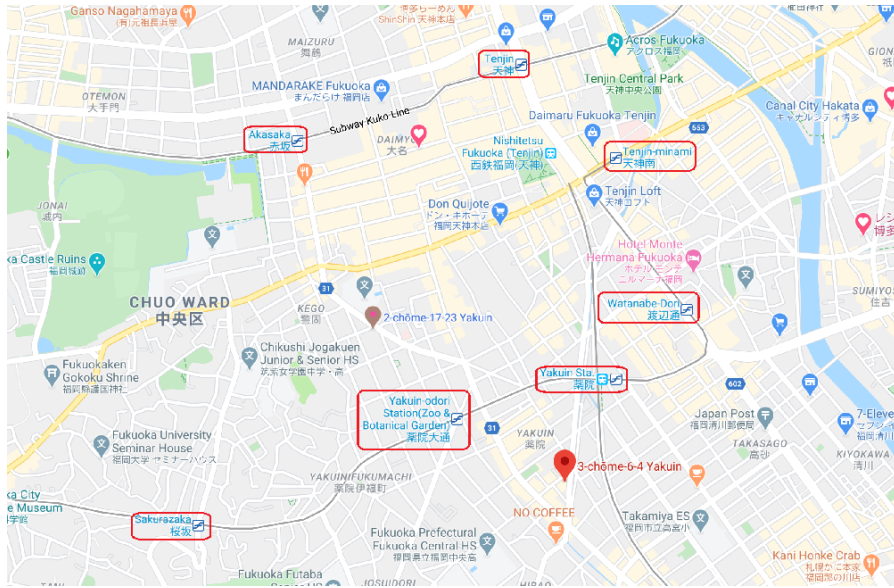
📍 Floor Area  
49.57 m<sup>2</sup>

🏠 Layout  
2LDK

📅 Built Year  
1983

📈 Gross Yield  
0%












## PROPERTY INFO

### Building / Land Information

	Property Name:	Lions Mansion Yakuin-minami
	Address:	3-6-4 Yakuin, Chuo-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1983

### Unit Information

	Total Units:	32
	Layout:	2LDK
	Floor / Total Floors:	6 Floor / 11 Floors
	Floor Area:	49.57 m <sup>2</sup> / 533.57 ft <sup>2</sup>
	Balcony Area:	6.45 m <sup>2</sup> / 69.43 ft <sup>2</sup>
	Balcony Facing:	Northeast
	Occupancy Status:	Vacant

### Additional Information

Amenities:	Supermarket, convenience store, banks, post office, hospital, drug store
Note 1:	Corner unit, bright and airy
Note 2:	New renovation done in Nov 2019

### Location Information

	Transportation:	Yakuin station / 5 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥13,900	-¥166,800
Building Sinking Fund:	-¥15,020	-¥180,240
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥70,000
Net Rental Income After Tax:		¥-417,040

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥17,900,000	¥17,363,000	¥17,005,000
Land Registration & Legal Fee (Estimated):	¥160,000		
Agency Brokerage Fee:	¥656,700	¥638,979	¥627,165
Total Cost of Purchase:	¥18,716,700	¥18,161,979	¥17,792,165

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥17,900,000	¥17,363,000	¥17,005,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-1.85%	-1.91%	-1.95%

