

Livest Court Nishikoen III 1F

Residential

Apartment

Tenanted

Fukuoka

Posted On 23-08-2019

📍 4-31 Izaki, Chuo-ku, Fukuoka.

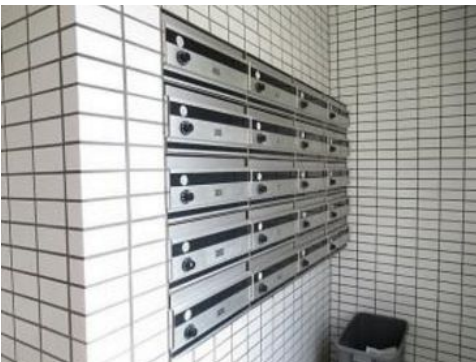
¥ 4,500,000 **BUY**

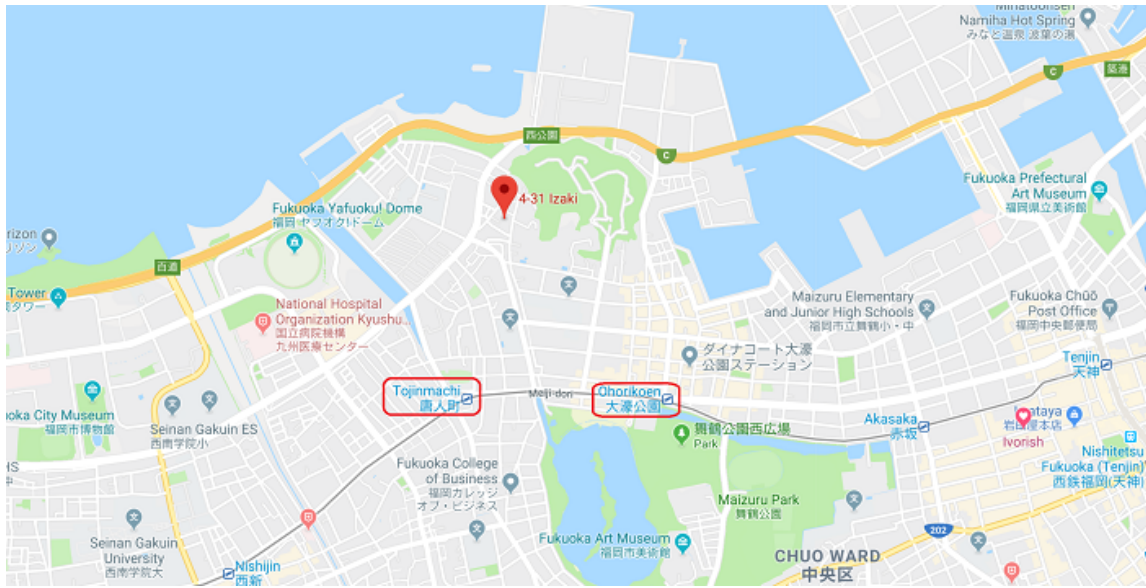
📐 Floor Area
22.10 m²

🏠 Layout
1K

📅 Built Year
1990

📈 Gross Yield
7.73%












PROPERTY INFO

Building / Land Information

	Property Name:	Livest Court Nishikoen III 1F
	Address:	4-31 Izaki, Chuo-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1990

Unit Information

	Total Units:	20
	Layout:	1K
	Floor / Total Floors:	1 Floor / 4 Floors
	Floor Area:	22.10 m ² / 237.88 ft ²
	Balcony Area:	3.06 m ² / 32.94 ft ²
	Balcony Facing:	East
	Occupancy Status:	Tenanted

Additional Information

Note 1:	Quiet residential area, near Nishi Park
Note 2:	Unit can allow for office use

Location Information

	Transportation:	Tojinmachi station / 10 minutes walking distance
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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥29,000	¥348,000
Building Management Fee:	-¥5,000	-¥60,000
Building Sinking Fund:	-¥3,000	-¥36,000
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥1,595	-¥19,140
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥22,000
Net Rental Income After Tax:		¥210,860

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥4,500,000	¥4,365,000	¥4,275,000
Land Registration & Legal Fee (Estimated):	¥110,000		
Agency Brokerage Fee:	¥214,500	¥210,045	¥207,075
Total Cost of Purchase:	¥4,824,500	¥4,685,045	¥4,592,075

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥4,500,000	¥4,365,000	¥4,275,000
Gross Rental Yield:	7.73%	7.97%	8.14%
Net Rental Yield:	4.83%	4.98%	5.08%

