

## Maison de Charles 4F

Residential

Apartment

Tenanted

Fukuoka

Posted On 02-11-2021

📍 2-6-19 Ohashi, Minami-ku, Fukuoka.

**¥ 3,600,000**

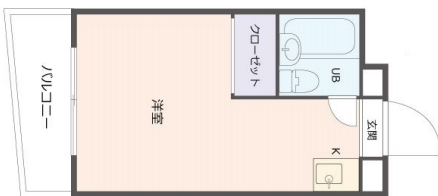
**BUY**

📐 Floor Area  
17.01 m<sup>2</sup>

🏠 Layout  
1K

📅 Built Year  
1987

📈 Gross Yield  
9.17%









## PROPERTY INFO

### Building / Land Information

 Property Name:	Maison de Charles 4F
 Address:	2-6-19 Ohashi, Minami-ku, Fukuoka.
 Land Ownership:	Freehold
 Building Structure:	Reinforced Concrete
 Built Year:	1987

### Unit Information

 Total Units:	49
 Layout:	1K
 Floor / Total Floors:	3 Floor / 5 Floors
 Floor Area:	17.01 m <sup>2</sup> / 183.10 ft <sup>2</sup>
 Balcony Area:	2.00 m <sup>2</sup> / 21.53 ft <sup>2</sup>
 Occupancy Status:	Tenanted

### Additional Information

Note 1: ID: 98883446

### Location Information

 Transportation:	Ohashi station / 8 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥27,500	¥330,000
Building Management Fee:	-¥4,500	-¥54,000
Building Sinking Fund:	-¥3,050	-¥36,600
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥1,513	-¥18,150
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥21,455
	Net Rental Income After Tax:	¥199,795

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥3,600,000	¥3,492,000	¥3,420,000
Land Registration & Legal Fee (Estimated):	¥100,000		
Agency Brokerage Fee:	¥180,400	¥175,648	¥172,480
Total Cost of Purchase:	¥3,880,400	¥3,767,648	¥3,692,480

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥3,600,000	¥3,492,000	¥3,420,000
Gross Rental Yield:	9.17%	9.45%	9.65%
Net Rental Yield:	5.70%	5.88%	6.00%

