

JAPAN REALTY 日本不動產

Maison de Charlie

Residential Apartment Tenanted

Fukuoka

Posted On 10-11-2019

2-chome-6-19 Ohashi, Minami-ku, Fukuoka.

¥ 3,800,000



☐ Layout 1K

Built Year 1987

✓ Gross Yield 11.05%























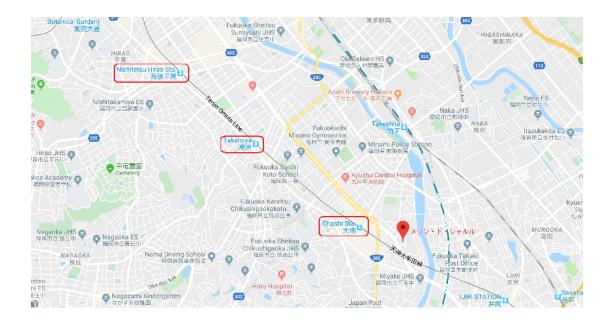












PROPERTY INFO

Building / Land Information

Property Name: Maison de Charlie

Address: 2-chome-6-19 Ohashi, Minami-ku, Fukuoka.

Land Ownership: Freehold

Building Structure: Reinforced Concrete

Built Year: 1987

Unit Information

Additional Information

Total Units: 49 Note 1: Nice and quiet residential area

H Layout: 1K

Floor / Total Floors: 4 Floor / 5 Floors

Floor Area: 17.01 m² / 183.10 ft²

☐ Balcony Area: 2.00 m² / 21.53 ft²

Occupancy Status: Tenanted

Location Information

Transportation: Ohashi station / 8 minutes walking distance

















	Monthly	Annually
Rental Income:	¥35,000	¥420,000
Building Management Fee:	-¥4,500	-¥54,000
Building Sinking Fund:	-¥3,050	-¥36,600
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥1,925	-¥23,100
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥21,455
Net Rental Income After Tax:		¥284,845

COST OF PURCHASE

	Offer Price	3% Offer Price	5% Offer Price
Purchase Price:	¥3,800,000	¥3,686,000	¥3,610,000
Land Registration & Legal Fee (Estimated):	¥100,000		
Agency Brokerage Fee:	¥189,200	¥184,184	¥180,840
Total Cost of Purchase:	¥4,089,200	¥3,970,184	¥3,890,840

RENTAL YIELD

	Offer Price	3% Offer Price	5% Offer Price
Purchase Price:	¥3,800,000	¥3,686,000	¥3,610,000
Gross Rental Yield:	11.05%	11.39%	11.63%
Net Rental Yield:	7.49%	7.72%	7.88%



















