

Maison de Charlie

Posted On 10-11-2019

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

¥ 3,800,000


BUY

Residential


Apartment


Tenanted

Fukuoka

 Floor Area
17.01 m²

 Layout
1K

 Built Year
1987

 Gross Yield
11.05%



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INCOME & EXPENSE

	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%

