



JAPAN REALTY
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Maison de Chatelain 2F

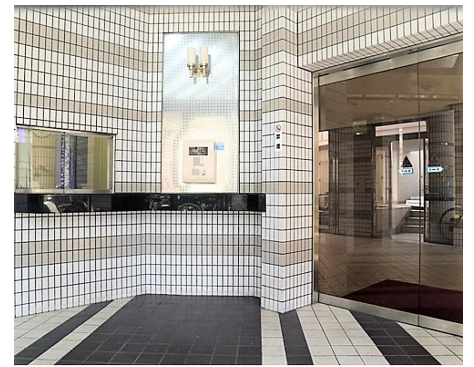
Residential Apartment Tenanted Fukuoka

Posted On 30-01-2021

📍 1-12-10 Mukaino, Minami Ward, Fukuoka.

¥ 5,500,000 BUY

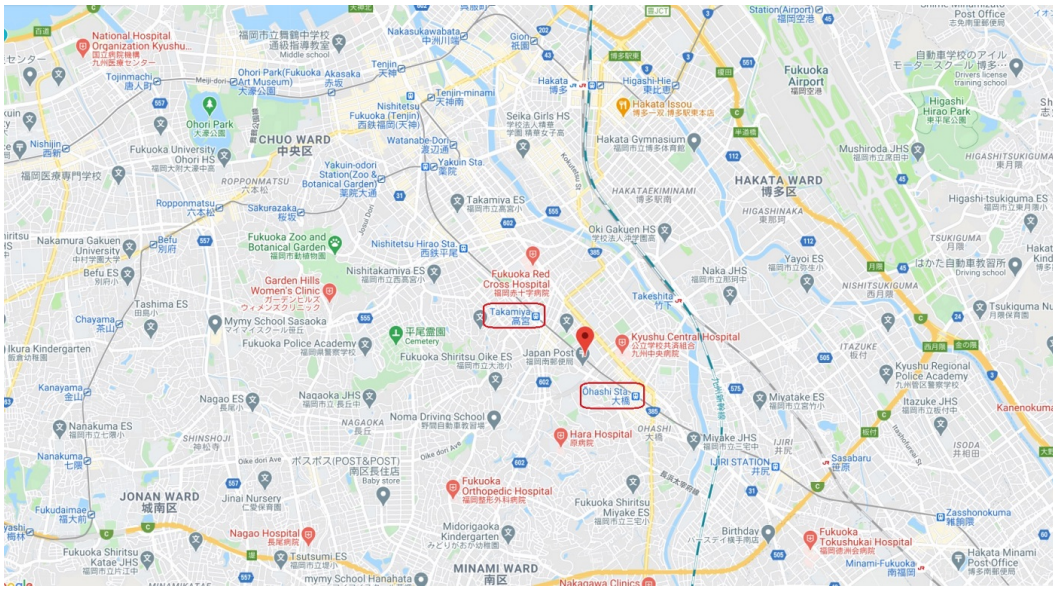
Floor Area 26.70 m ²	Layout 1R	Built Year 1988	Gross Yield 9.27%
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PROPERTY INFO

Building / Land Information


	Property Name:	Maison de Chatelain 2F
	Address:	1-12-10 Mukaino, Minami Ward, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1988


Unit Information

	Total Units:	134
	Layout:	1R
	Floor / Total Floors:	2 Floor / 7 Floors
	Floor Area:	26.70 m ² / 287.40 ft ²
	Balcony Area:	5.00 m ² / 53.82 ft ²
	Occupancy Status:	Tenanted

Additional Information

Location Information

	Transportation:	Ohashi station / 9 minutes walking distance
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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥42,500	¥510,000
Building Management Fee:	-¥5,000	-¥60,000
Building Sinking Fund:	-¥7,190	-¥86,280
Other Miscellaneous Fee:	-¥2,500	-¥30,000
Agency Management Fee:	-¥2,338	-¥28,050
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥37,000
	Net Rental Income After Tax:	¥268,670

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥5,500,000	¥5,335,000	¥5,225,000
Land Registration & Legal Fee (Estimated):	¥110,000		
Agency Brokerage Fee:	¥247,500	¥242,055	¥238,425
Total Cost of Purchase:	¥5,857,500	¥5,687,055	¥5,573,425

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥5,500,000	¥5,335,000	¥5,225,000
Gross Rental Yield:	9.27%	9.56%	9.76%
Net Rental Yield:	5.22%	5.38%	5.49%

