








PROPERTY INFO

Building / Land Information

	Property Name:	Nata Housing Complex 14
	Address:	14 Natadanchi, Higashi-ku, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1977


Unit Information

	Total Units:	30
	Layout:	4LDK
	Floor / Total Floors:	4 Floor / 5 Floors
	Floor Area:	86.05 m ² / 926.24 ft ²
	Balcony Area:	16.87 m ² / 181.59 ft ²
	Balcony Facing:	Southeast
	Occupancy Status:	Vacant

Additional Information

Amenities:	Convenience store, supermarket, drug store, hospital, post office and schools nearby
Note 1:	Bright, airy and good view
Note 2:	1 Carport lot available
Note 3:	ID: 98924044

Location Information

	Transportation:	Nata station / 8 minutes walking distance
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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥2,700	-¥32,400
Building Sinking Fund:	-¥9,000	-¥108,000
Other Miscellaneous Fee:	-¥400	-¥4,800
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥60,000
Net Rental Income After Tax:		¥-205,200

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥6,500,000	¥6,305,000	¥6,175,000
Land Registration & Legal Fee (Estimated):	¥180,000		
Agency Brokerage Fee:	¥280,500	¥274,065	¥269,775
Total Cost of Purchase:	¥6,960,500	¥6,759,065	¥6,624,775

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥6,500,000	¥6,305,000	¥6,175,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-2.09%	-2.15%	-2.20%

