



JAPAN REALTY
日本不動産

Playspot Shinbashi Building 203

Commercial

Office / Shop

Tenanted

Fukuoka

Posted On 03-08-2020

2-chome-1-11 Nakasu, Hakata-ku, Fukuoka

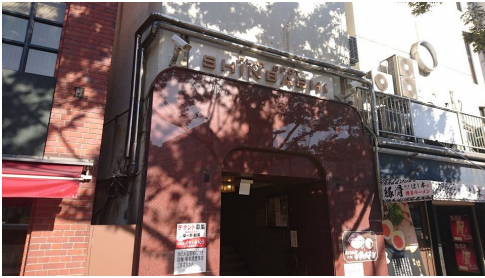
¥ 18,400,000 **BUY**

Floor Area
40.58 m²

Layout
-

Built Year
1975

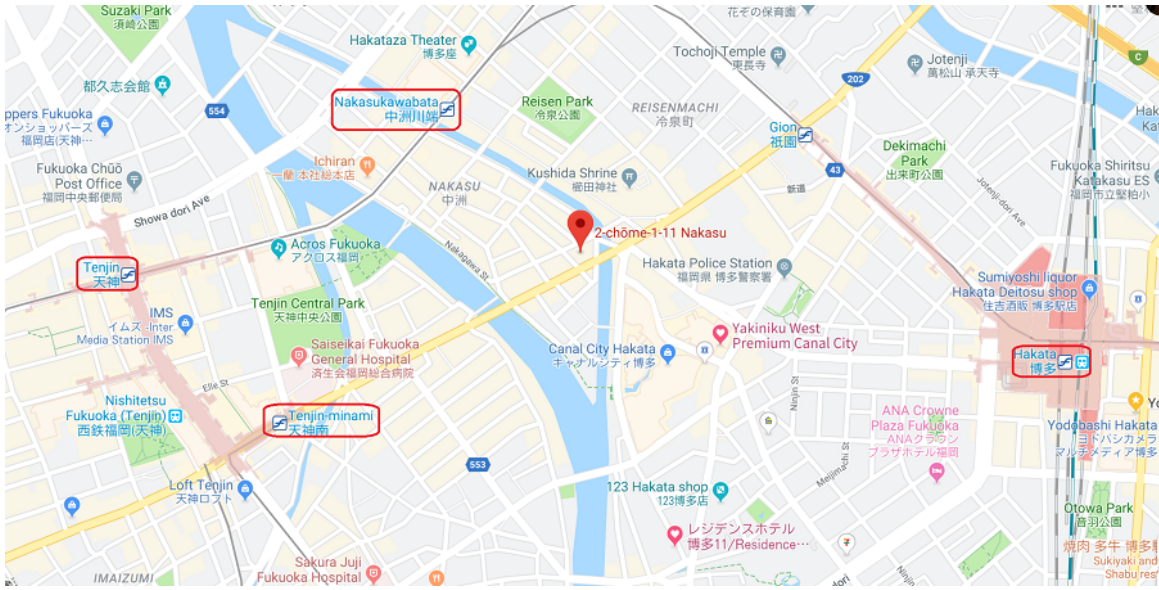
Gross Yield
9.78%



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PROPERTY INFO

Building / Land Information

	Property Name:	Playspot Shinbashi Building 203
	Address:	2-chome-1-11 Nakasu, Hakata-ku, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1975


Unit Information

	Layout:	-
	Floor / Total Floors:	2 Floor / 9 Floors
	Floor Area:	40.58 m ² / 436.80 ft ²
	Occupancy Status:	Tenanted

Additional Information

Amenities:	Most prime and popular area in Fukuoka with restaurant
Note 1:	Restaurant building
Note 2:	Tenant is running a restaurant
Note 3:	ID: 98848339

Location Information

	Transportation:	Nakasukawabata station / 7 minutes walking distance
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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥150,000	¥1,800,000
Building Management Fee:	-¥30,034	-¥360,408
Building Sinking Fund:	-¥0	-¥0
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥8,250	-¥99,000
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥80,000
Net Rental Income After Tax:		¥1,260,592

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥18,400,000	¥17,848,000	¥17,480,000
Land Registration & Legal Fee (Estimated):	¥180,000		
Agency Brokerage Fee:	¥673,200	¥654,984	¥642,840
Total Cost of Purchase:	¥19,253,200	¥18,682,984	¥18,302,840

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥18,400,000	¥17,848,000	¥17,480,000
Gross Rental Yield:	9.78%	10.09%	10.30%
Net Rental Yield:	6.96%	7.18%	7.33%

