

## Pressance Roger Gofukumachi

Posted On 02-06-2020

📍 2 Shimogofukumachi, Hakata-ku, Fukuoka


**¥ 24,900,000** **BUY**


Residential


Apartment


Vacant

Fukuoka

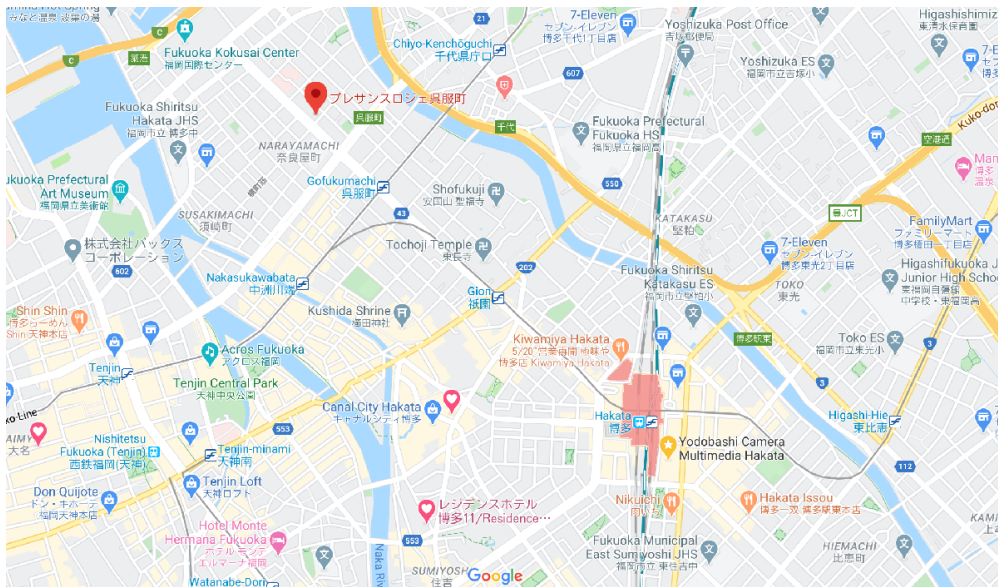
 Floor Area  
34.50 m<sup>2</sup>

 Layout  
1LDK

 Built Year  
2019

 Gross Yield  
0%












## PROPERTY INFO

### Building / Land Information

	Property Name:	Pressance Roger Gofukumachi
	Address:	2 Shimogofukumachi, Hakata-ku, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	2019


### Unit Information

	Total Units:	72
	Layout:	1LDK
	Floor / Total Floors:	2 Floor / 13 Floors
	Floor Area:	34.50 m <sup>2</sup> / 371.36 ft <sup>2</sup>
	Balcony Area:	8.40 m <sup>2</sup> / 90.42 ft <sup>2</sup>
	Balcony Facing:	Southwest
	Occupancy Status:	Vacant

### Additional Information

Note 1: ID: 98910091

### Location Information

	Transportation:	Gofukumachi station / 5 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥5,040	-¥60,480
Building Sinking Fund:	-¥2,240	-¥26,880
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥48,000
Net Rental Income After Tax:		¥-135,360

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥24,900,000	¥24,153,000	¥23,655,000
Land Registration & Legal Fee (Estimated):	¥160,000		
Agency Brokerage Fee:	¥887,700	¥863,049	¥846,615
Total Cost of Purchase:	¥25,947,700	¥25,176,049	¥24,661,615

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥24,900,000	¥24,153,000	¥23,655,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-0.34%	-0.35%	-0.35%

