

JAPAN REALTY 日本不動產

Pure Dome Nishikoen 203

Residential Apartment Tenanted

Fukuoka

Posted On 02-02-2023

2-5-31 Arato, Chuo-ku, Fukuoka

¥ 6,600,000

BUY



☐ Layout 1K

Built Year 1995

✓ Gross Yield 8%



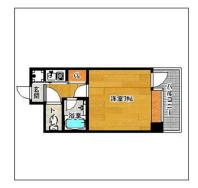












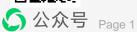






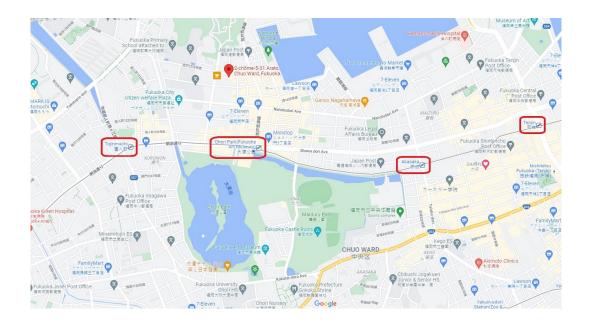












PROPERTY INFO

Building / Land Information

Property Name: Pure Dome Nishikoen 203

2-5-31 Arato, Chuo-ku, Fukuoka Address:

0 Land Ownership: Freehold

Building Structure: Reinforced Concrete

Built Year: 1995

Unit Information Additional Information

Total Units: Note 1: ID: 99139002 51

Layout: 1K

Floor / Total Floors: 2 Floor / 9 Floors

18.00 m² / 193.75 ft² Floor Area:

<u>.</u> $3.82 \text{ m}^2 / 41.12 \text{ ft}^2$ Balcony Area:

Occupancy Status: Tenanted

Location Information

Transportation: Ohorikeon station / 9 minutes walking distance



















	Monthly	Annually
Rental Income:	¥44,000	¥528,000
Building Management Fee:	-¥5,950	-¥71,400
Building Sinking Fund:	-¥2,880	-¥34,560
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,420	-¥29,040
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥34,000
Net Rental Income After Tax:		¥359,000

COST OF PURCHASE

	Offer Price	3% Offer Price	5% Offer Price
Purchase Price:	¥6,600,000	¥6,402,000	¥6,270,000
Land Registration & Legal Fee (Estimated):	¥110,000		
Agency Brokerage Fee:	¥283,800	¥277,266	¥272,910
Total Cost of Purchase:	¥6,993,800	¥6,789,266	¥6,652,910

RENTAL YIELD

	Offer Price	3% Offer Price	5% Offer Price
Purchase Price:	¥6,600,000	¥6,402,000	¥6,270,000
Gross Rental Yield:	8.00%	8.25%	8.42%
Net Rental Yield:	5.62%	5.79%	5.92%

















