GARNET PROPERTY | JAPAN REALTY 日本不動産

Residential | Apartment | Tenanted | Fukuoka

Pure Style Ohorikoen

Posted On 09-12-2019

1-5-11 Otemon, Chuo-ku, Fukuoka.

¥ 21,100,000 BUY

Floor Area	Layout	Built Year	Gross Yield
40.08 m^2	1LDK	2014	4.86%

間取り図

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PROPERTY INFO

Building / Land Information

Property Name:	Pure Style Ohorikoen
Address:	1-5-11 Otemon, Chuo-ku, Fukuoka.
Land Ownership:	Freehold
Building Structure:	Reinforced Concrete
Built Year:	2014

Unit Information

Total Units:	38
Layout:	1LDK
Floor / Total Floors:	3 Floor / 13 Floors
Floor Area:	40.08 m^2 / 431.42 ft^2
Balcony Area:	5.22 m^2 / 56.19 ft^2
Balcony Facing:	North
Occupancy Status:	Tenanted

Additional Information

Amenities:	Prime area, shopping, eatery nearby
Note 1:	Ohori Park nearby

Location Information

Transportation:	Ohorikeon station / 9 minutes walking distance

INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥85,500	¥1,026,000
Building Management Fee:	-¥9,200	-¥110,400
Building Sinking Fund:	-¥3,200	-¥38,400
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥4,703	-¥56,430
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥70,000
Net Rental Income After Tax:		¥750,770

COST OF PURCHASE

	Offer Price	3% ↓ Offer Price	5% ↓ Offer Price
Purchase Price:	¥21,100,000	¥20,467,000	¥20,045,000
Land Registration & Legal Fee (Estimated):	¥180,000		
Agency Brokerage Fee:	¥762,300	¥741,411	¥727,485
Total Cost of Purchase:	¥22,042,300	¥21,388,411	¥20,952,485

RENTAL YIELD

	Offer Price	3% ↓ Offer Price	5% ↓ Offer Price
Purchase Price:	¥21,100,000	¥20,467,000	¥20,045,000
Gross Rental Yield:	4.86%	5.01%	5.12%
Net Rental Yield:	3.72%	3.84%	3.92%