

## Rivest Court Yakuin 401

Residential

Apartment

Tenanted

Fukuoka

Posted On 24-07-2020

📍 1-1-18 Omiya, Chuo-ku, Fukuoka

**¥ 5,600,000** **BUY**

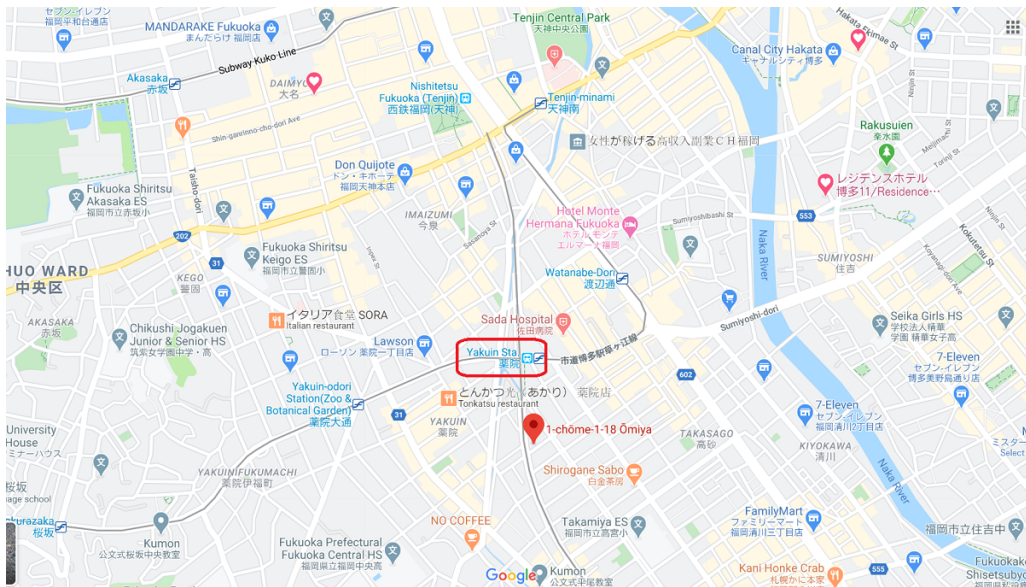
📐 Floor Area  
20.16 m<sup>2</sup>

🏠 Layout  
1K

📅 Built Year  
1990

📈 Gross Yield  
9%










## PROPERTY INFO

### Building / Land Information

	Property Name:	Rivest Court Yakuin 401
	Address:	1-1-18 Omiya, Chuo-ku, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1990


### Unit Information

	Layout:	1K
	Floor / Total Floors:	4 Floor / 8 Floors
	Floor Area:	20.16 m <sup>2</sup> / 217.00 ft <sup>2</sup>
	Balcony Area:	2.66 m <sup>2</sup> / 28.63 ft <sup>2</sup>
	Occupancy Status:	Tenanted

### Additional Information

Amenities:	Prime area, shopping, restaurant, hospitals, banks nearby
Note 1:	ID: 98958657

### Location Information

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

	Monthly	Annually
Rental Income:	¥42,000	¥504,000
Building Management Fee:	-¥6,500	-¥78,000
Building Sinking Fund:	-¥1,000	-¥12,000
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,310	-¥27,720
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥35,000
Net Rental Income After Tax:		¥351,280

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥5,600,000	¥5,432,000	¥5,320,000
Land Registration & Legal Fee (Estimated):	¥110,000		
Agency Brokerage Fee:	¥250,800	¥245,256	¥241,560
Total Cost of Purchase:	¥5,960,800	¥5,787,256	¥5,671,560

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥5,600,000	¥5,432,000	¥5,320,000
Gross Rental Yield:	9.00%	9.28%	9.47%
Net Rental Yield:	6.48%	6.68%	6.82%

