








PROPERTY INFO

Building / Land Information

	Property Name:	Rivest Kashii 4F
	Address:	2-3-8 Mishimazaki, Higashi Ward, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	2001

Unit Information


	Total Units:	34
	Layout:	3LDK
	Floor / Total Floors:	4 Floor / 8 Floors
	Floor Area:	75.84 m ² / 816.34 ft ²
	Balcony Area:	29.51 m ² / 317.65 ft ²
	Balcony Facing:	Northwest
	Occupancy Status:	Vacant

Additional Information

Note 1:	New renovation completed in Mar 2020
Note 2:	ID: 98943695

Location Information

	Transportation:	Kashii station / 8 minutes walking distance
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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥7,590	-¥91,080
Building Sinking Fund:	-¥11,380	-¥136,560
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥110,000
	Net Rental Income After Tax:	¥-337,640

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥23,990,000	¥23,270,300	¥22,790,500
Land Registration & Legal Fee (Estimated):	¥200,000		
Agency Brokerage Fee:	¥857,670	¥833,920	¥818,087
Total Cost of Purchase:	¥25,047,670	¥24,304,220	¥23,808,587

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥23,990,000	¥23,270,300	¥22,790,500
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-0.91%	-0.94%	-0.96%

