

Romanesque Hirao 3rd 503

Residential

Apartment

Tenanted

Fukuoka

Posted On 13-10-2019

📍 1-chome-8-22 Hirao, Chuo-ku, Fukuoka.

¥ 5,700,000

BUY

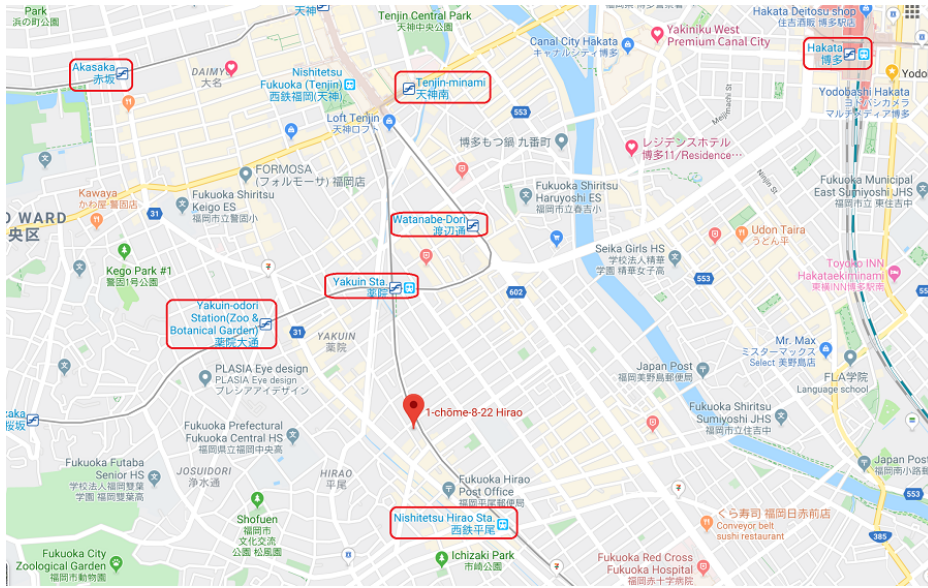
📍 Floor Area
20.30 m²

🏠 Layout
1K

📅 Built Year
1990

📈 Gross Yield
8.21%





PROPERTY INFO

Building / Land Information

	Property Name:	Romanesque Hirao 3rd 503
	Address:	1-chome-8-22 Hirao, Chuo-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1990

Unit Information

	Total Units:	51
	Layout:	1K
	Floor / Total Floors:	5 Floor / 11 Floors
	Floor Area:	20.30 m ² / 218.51 ft ²
	Balcony Area:	3.77 m ² / 40.58 ft ²
	Balcony Facing:	Southwest
	Occupancy Status:	Tenanted

Additional Information

Location Information

	Transportation:	Hirao station / 6 minutes walking distance
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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥39,000	¥468,000
Building Management Fee:	-¥6,400	-¥76,800
Building Sinking Fund:	-¥5,100	-¥61,200
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,145	-¥25,740
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥34,000
Net Rental Income After Tax:		¥270,260

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥5,700,000	¥5,529,000	¥5,415,000
Land Registration & Legal Fee (Estimated):	¥120,000		
Agency Brokerage Fee:	¥254,100	¥248,457	¥244,695
Total Cost of Purchase:	¥6,074,100	¥5,897,457	¥5,779,695

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥5,700,000	¥5,529,000	¥5,415,000
Gross Rental Yield:	8.21%	8.46%	8.64%
Net Rental Yield:	5.01%	5.16%	5.27%

