

Romanesque Ohashi 7F

Residential

Apartment

Tenanted

Fukuoka

Posted On 30-01-2021

📍 2-25-10 Ohashi, Minami Ward, Fukuoka.

¥ 5,000,000

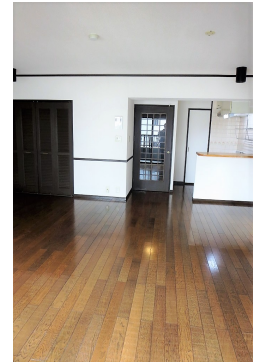
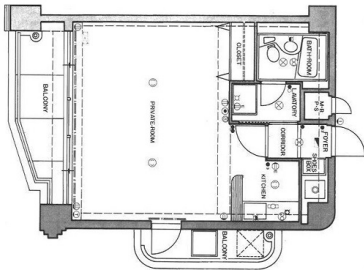
BUY

📍 Floor Area
37.26 m²

🏠 Layout
1R

📅 Built Year
1988

📈 Gross Yield
10.32%

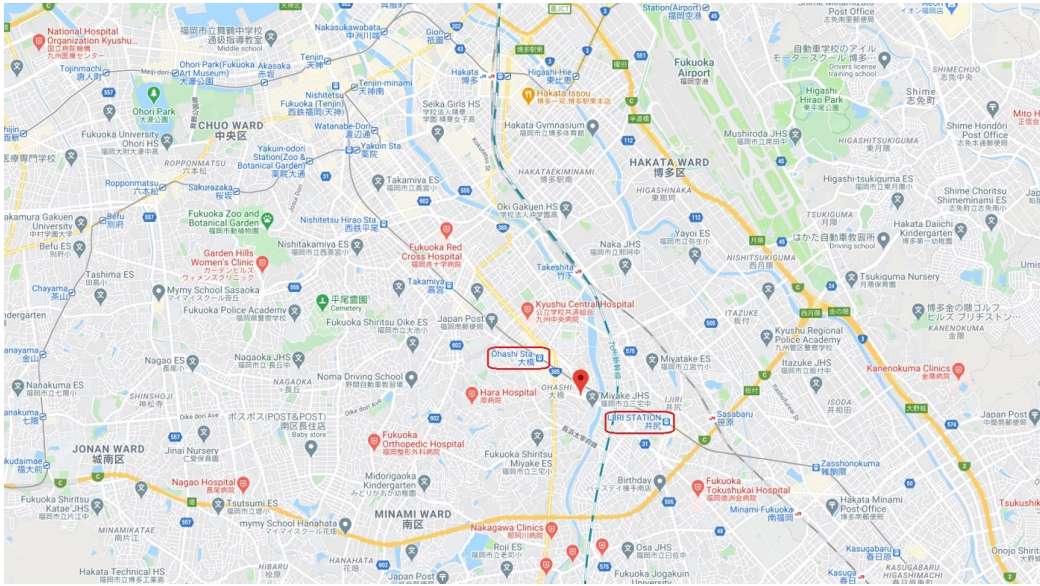


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PROPERTY INFO

Building / Land Information

-  Property Name: Romanesque Ohashi 7F
-  Address: 2-25-10 Ohashi, Minami Ward, Fukuoka.
-  Land Ownership: Freehold
-  Building Structure: Steel Reinforced Concrete
-  Built Year: 1988


Unit Information

-  Total Units: 51
-  Layout: 1R
-  Floor / Total Floors: 7 Floor / 10 Floors
-  Floor Area: 37.26 m² / 401.07 ft²
-  Balcony Area: 8.98 m² / 96.66 ft²
-  Occupancy Status: Tenanted

Additional Information

Note 1: Women only condominium

Location Information

-  Transportation: Ohashi station / 9 minutes walking distance

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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥43,000	¥516,000
Building Management Fee:	-¥9,000	-¥108,000
Building Sinking Fund:	-¥8,250	-¥99,000
Other Miscellaneous Fee:	-¥1,000	-¥12,000
Agency Management Fee:	-¥2,365	-¥28,380
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥54,000
	Net Rental Income After Tax:	¥214,620

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥5,000,000	¥4,850,000	¥4,750,000
Land Registration & Legal Fee (Estimated):	¥130,000		
Agency Brokerage Fee:	¥231,000	¥226,050	¥222,750
Total Cost of Purchase:	¥5,361,000	¥5,206,050	¥5,102,750

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥5,000,000	¥4,850,000	¥4,750,000
Gross Rental Yield:	10.32%	10.64%	10.86%
Net Rental Yield:	5.01%	5.17%	5.27%

