

## Rotary Plaza Otemon 803

Residential

Apartment

Tenanted

Fukuoka

Posted On 31-08-2020

📍 1-8-6 Minato, Chuo-ku, Fukuoka.

**¥ 8,200,000**

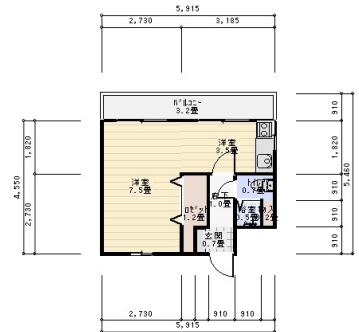
**BUY**

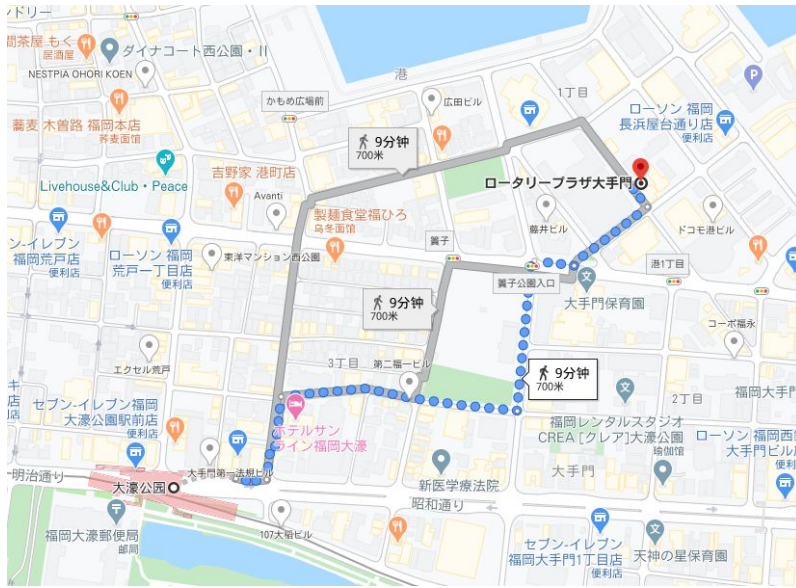
📍 Floor Area  
28.35 m<sup>2</sup>

🏠 Layout  
1R

📅 Built Year  
1986

📈 Gross Yield  
8.2%





## PROPERTY INFO

### Building / Land Information

	Property Name:	Rotary Plaza Otemon 803
	Address:	1-8-6 Minato, Chuo-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1986

### Unit Information

	Total Units:	32
	Layout:	1R
	Floor / Total Floors:	8 Floor / 8 Floors
	Floor Area:	28.35 m <sup>2</sup> / 305.16 ft <sup>2</sup>
	Balcony Area:	8.19 m <sup>2</sup> / 88.16 ft <sup>2</sup>
	Balcony Facing:	Southwest
	Occupancy Status:	Tenanted

### Additional Information

Note 1:	Big balcony
Note 2:	ID: 98986734

### Location Information

	Transportation:	Ohorikeon station / 8 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥56,000	¥672,000
Building Management Fee:	-¥4,800	-¥57,600
Building Sinking Fund:	-¥4,030	-¥48,360
Other Miscellaneous Fee:	-¥1,000	-¥12,000
Agency Management Fee:	-¥3,080	-¥36,960
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥32,500
Net Rental Income After Tax:		¥484,580

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥8,200,000	¥7,954,000	¥7,790,000
Land Registration & Legal Fee (Estimated):	¥140,000		
Agency Brokerage Fee:	¥336,600	¥328,482	¥323,070
Total Cost of Purchase:	¥8,676,600	¥8,422,482	¥8,253,070

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥8,200,000	¥7,954,000	¥7,790,000
Gross Rental Yield:	8.20%	8.45%	8.63%
Net Rental Yield:	5.96%	6.14%	6.27%

