

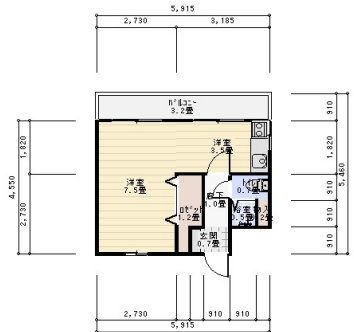
# Rotary Plaza Otemon 803

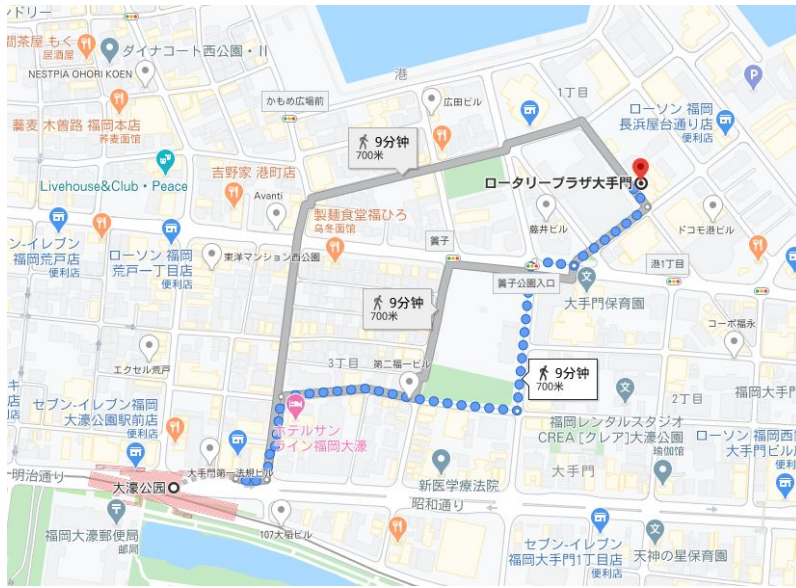
Residential Apartment Tenanted Fukuoka

Posted On 31-08-2020  
📍 1-8-6 Minato, Chuo-ku, Fukuoka.

**¥ 8,200,000** **BUY**






|  |  |  |   |
|--|--|--|---|
|  Floor Area<br>28.35 m <sup>2</sup> |  Layout<br>1R |  Built Year<br>1986 |  Gross Yield<br>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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公众号 Page 2

## 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%           |

