

**Rue Maison Loire  
Watanabe Dori 406**

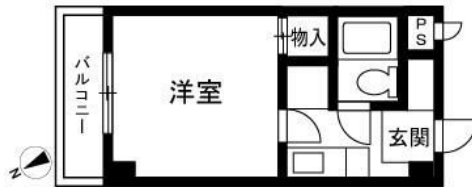
Residential Apartment Tenanted **Fukuoka**

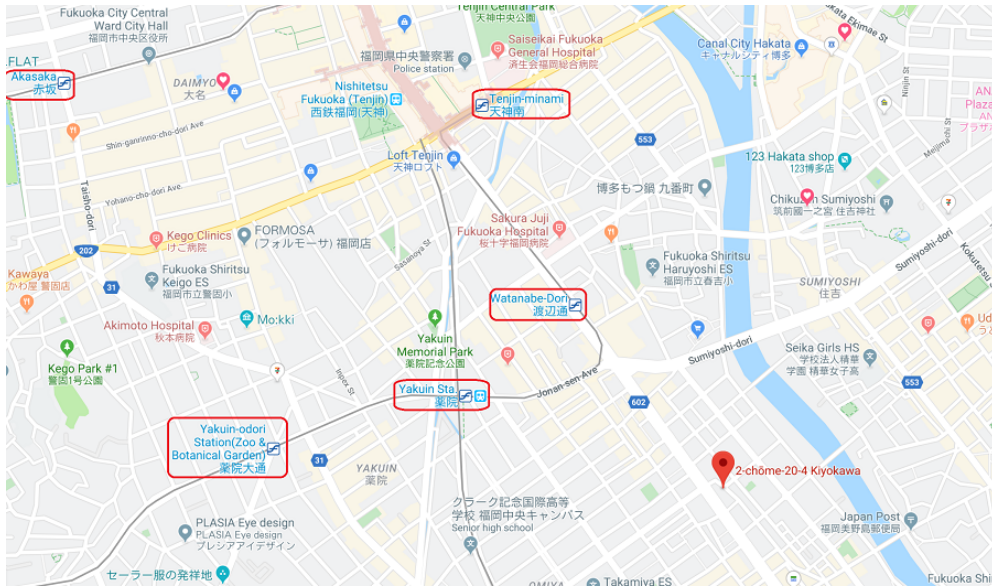
Posted On 13-10-2019

📍 2-chome-20-4 Kiyokawa, Chuo-ku, Fukuoka.

**¥ 5,400,000** **BUY**






 Floor Area 21.45 m <sup>2</sup>	 Layout 1K	 Built Year 1990	 Gross Yield 8.44%
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## PROPERTY INFO

### Building / Land Information


	Property Name:	Rue Maison Loire Watanabe Dori 406
	Address:	2-chome-20-4 Kiyokawa, Chuo-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1990

### Unit Information

	Layout:	1K
	Floor / Total Floors:	4 Floor / 8 Floors
	Floor Area:	21.45 m <sup>2</sup> / 230.89 ft <sup>2</sup>
	Balcony Area:	3.00 m <sup>2</sup> / 32.29 ft <sup>2</sup>
	Balcony Facing:	Northeast
	Occupancy Status:	Tenanted

### Additional Information

### Location Information

	Transportation:	Watanabe-Dori station / 9 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥38,000	¥456,000
Building Management Fee:	-¥7,700	-¥92,400
Building Sinking Fund:	-¥3,900	-¥46,800
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,090	-¥25,080
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥30,000
	Net Rental Income After Tax:	¥261,720

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥5,400,000	¥5,238,000	¥5,130,000
Land Registration & Legal Fee (Estimated):	¥120,000		
Agency Brokerage Fee:	¥244,200	¥238,854	¥235,290
Total Cost of Purchase:	¥5,764,200	¥5,596,854	¥5,485,290

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥5,400,000	¥5,238,000	¥5,130,000
Gross Rental Yield:	8.44%	8.71%	8.89%
Net Rental Yield:	5.06%	5.22%	5.33%

