







PROPERTY INFO

Building / Land Information

	Property Name:	San Maison Meinohamaekiminami 3F
	Address:	2-23-28 Meinohamaekiminami, Nishi Ward, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	2019


Unit Information

	Total Units:	37
	Layout:	2LDK
	Floor / Total Floors:	3 Floor / 9 Floors
	Floor Area:	55.88 m ² / 601.49 ft ²
	Balcony Area:	12.20 m ² / 131.32 ft ²
	Occupancy Status:	Vacant

Additional Information

Note 1: ID: 99055774

Location Information

	Transportation:	Meinohama station / 7 minutes walking distance
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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥5,030	-¥60,360
Building Sinking Fund:	-¥4,470	-¥53,640
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥60,000
Net Rental Income After Tax:		¥-174,000

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥31,800,000	¥30,846,000	¥30,210,000
Land Registration & Legal Fee (Estimated):	¥200,000		
Agency Brokerage Fee:	¥1,115,400	¥1,083,918	¥1,062,930
Total Cost of Purchase:	¥33,115,400	¥32,129,918	¥31,472,930

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥31,800,000	¥30,846,000	¥30,210,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-0.34%	-0.35%	-0.36%

