

JAPAN REALTY 日本不動產

San Maison Meinohamaekiminami 3F

Residential

Apartment Vacant

Fukuoka

Posted On 27-02-2021

2-23-28 Meinohamaekiminami, Nishi Ward, Fukuoka

¥ 31,800,000

BUY

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Floor Area 55.88 m²

H Layout 2LDK

Built Year 2019

Gross Yield 0%





























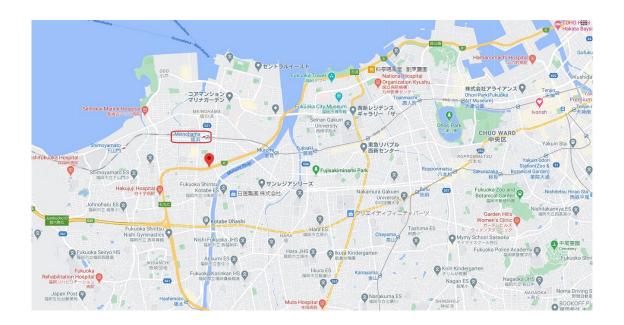












PROPERTY INFO

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

Additional Information

Total Units: 37 Note 1: ID: 99055774

H Layout: 2LDK

Floor / Total Floors: 3 Floor / 9 Floors

Floor Area: 55.88 m² / 601.49 ft²

☐ Balcony Area: 12.20 m² / 131.32 ft²

Occupancy Status: Vacant

Location Information

Transportation: Meinohama station / 7 minutes walking distance

















	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%

















