



JAPAN REALTY  
日本不動産

# Sprout Minami Fukuoka 2F

Residential

Apartment

Vacant

Fukuoka

Posted On 21-10-2020

3-1-28 Aioimachi, Hakata Ward, Fukuoka

¥ 24,900,000

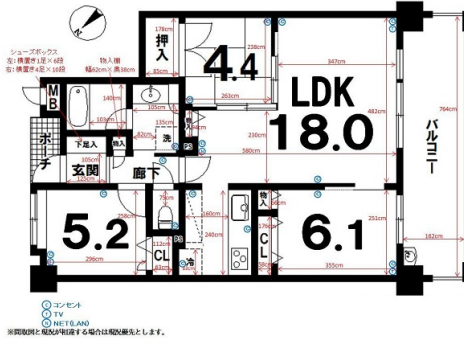
BUY

Floor Area  
73.13 m<sup>2</sup>

Layout  
3LDK

Built Year  
2008

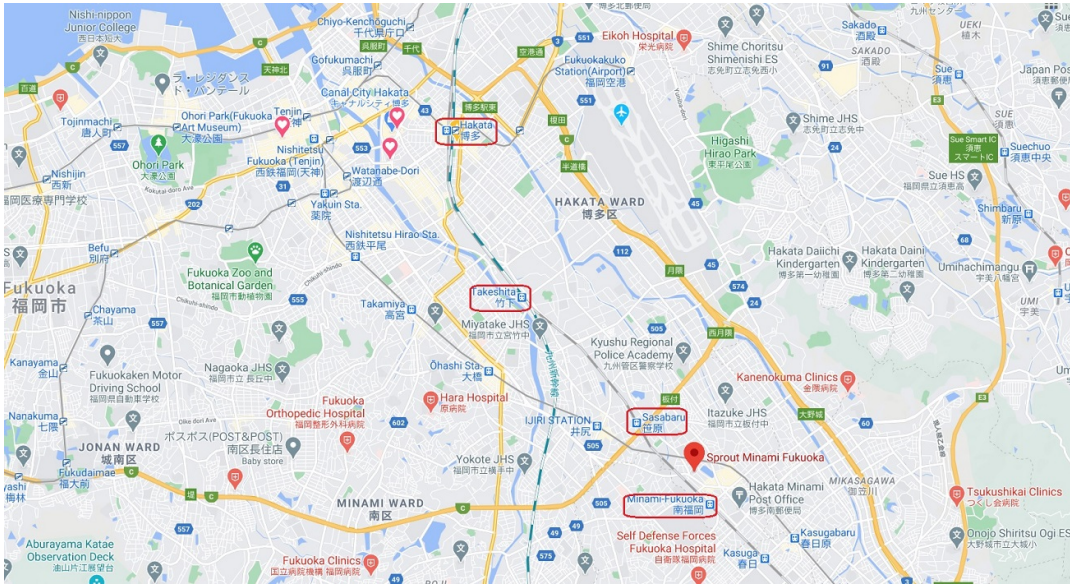
Gross Yield  
0%



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## PROPERTY INFO

### Building / Land Information

	Property Name:	Sprout Minami Fukuoka 2F
	Address:	3-1-28 Aioimachi, Hakata Ward, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	2008


### Unit Information

	Total Units:	36
	Layout:	3LDK
	Floor / Total Floors:	2 Floor / 6 Floors
	Floor Area:	73.13 m <sup>2</sup> / 787.17 ft <sup>2</sup>
	Balcony Area:	13.74 m <sup>2</sup> / 147.90 ft <sup>2</sup>
	Balcony Facing:	Southwest
	Occupancy Status:	Vacant

### Additional Information

Note 1: ID: 98937022

### Location Information

 Transportation: Minami-Fukuoka station / 9 minutes walking distance

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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥4,500	-¥54,000
Building Sinking Fund:	-¥13,160	-¥157,920
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥120,000
		<b>Net Rental Income After Tax: ¥-331,920</b>

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥24,900,000	¥24,153,000	¥23,655,000
Land Registration & Legal Fee (Estimated):	¥200,000		
Agency Brokerage Fee:	¥887,700	¥863,049	¥846,615
Total Cost of Purchase:	¥25,987,700	¥25,216,049	¥24,701,615

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥24,900,000	¥24,153,000	¥23,655,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-0.82%	-0.84%	-0.86%

