

The Parkhouse Fukuoka Towers East 17F

Residential

Apartment

Vacant

Fukuoka

Posted On 13-05-2023

📍 2-2-5 Jigyohama, Chuo Ward, Fukuoka

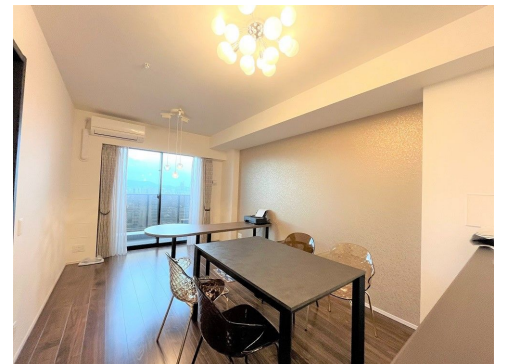
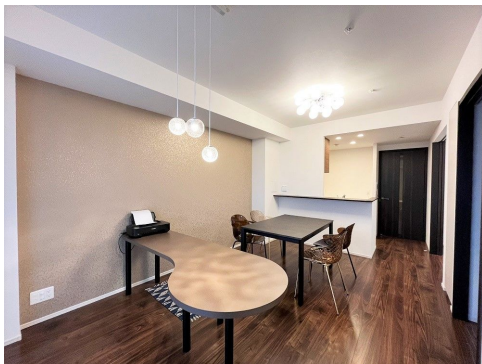
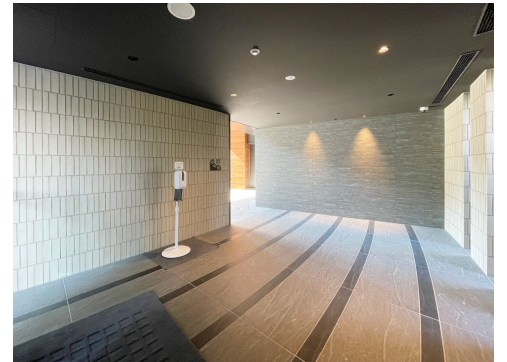
¥ 57,800,000 **BUY**

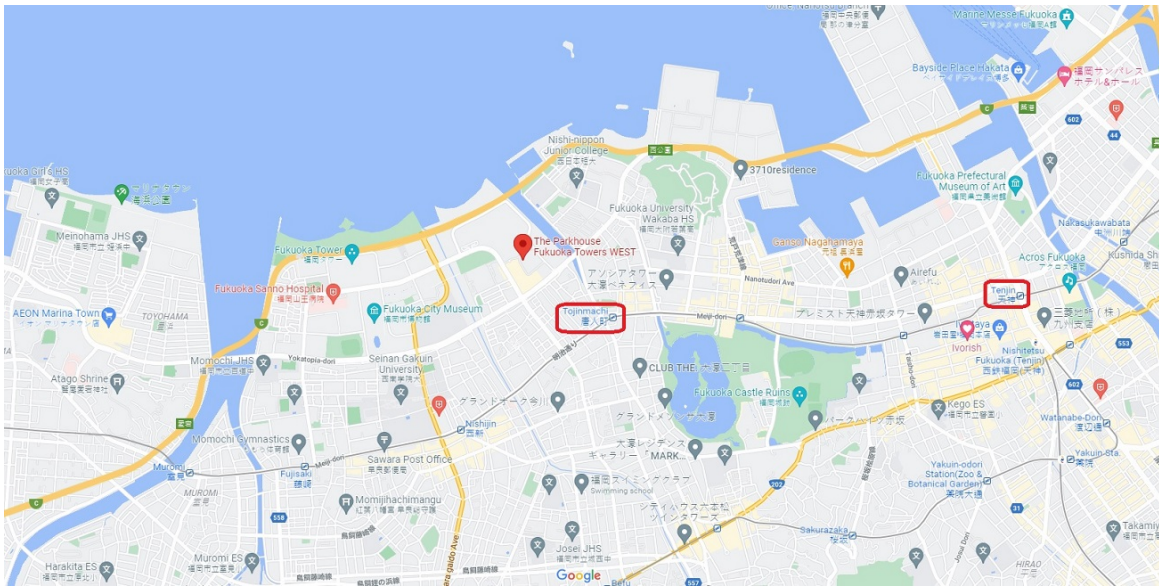
📏 Floor Area
61.74 m²

🏠 Layout
2LDK

📅 Built Year
2020






📈 Gross Yield
0%












PROPERTY INFO

Building / Land Information

| | | |
|---|---------------------|---------------------------------------|
|  | Property Name: | The Parkhouse Fukuoka Towers East 17F |
|  | Address: | 2-2-5 Jigyohama, Chuo Ward, Fukuoka |
|  | Land Ownership: | Freehold |
|  | Building Structure: | Reinforced Concrete |
|  | Built Year: | 2020 |

Unit Information

| | | |
|---|-----------------------|---|
|  | Total Units: | 292 |
|  | Layout: | 2LDK |
|  | Floor / Total Floors: | 17 Floor / 28 Floors |
|  | Floor Area: | 61.74 m ² / 664.57 ft ² |
|  | Balcony Area: | 11.44 m ² / 123.14 ft ² |
|  | Balcony Facing: | Southwest |
|  | Occupancy Status: | Vacant |

Additional Information

| | |
|------------|---|
| Amenities: | Shopping mall "Markis (Fukuoka Momochi)" |
| Note 1: | Next to Fukuoka Landmark "Fukuoka Paypay Dome" & Hilton Fukuoka Sea Hawk & Jigyo Central Park |
| Note 2: | Excellent sea view and green environment |
| Note 3: | ID: 99314395 |

Location Information

| | | |
|---|-----------------|---|
|  | Transportation: | Tojinmachi station / 8 minutes walking distance |
|---|-----------------|---|

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公众号 Page 2

INCOME & EXPENSE

| | Monthly | Annually |
|---|------------------------------|-----------|
| Rental Income: | ¥0 | ¥0 |
| Building Management Fee: | -¥13,590 | -¥163,080 |
| Building Sinking Fund: | -¥4,950 | -¥59,400 |
| Other Miscellaneous Fee: | -¥0 | -¥0 |
| Agency Management Fee: | -¥0 | -¥0 |
| Annual Fixed Asset & City Planning Tax (Estimated): | - | -¥100,000 |
| | | |
| | Net Rental Income After Tax: | ¥-322,480 |

COST OF PURCHASE

| | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|--|-------------|-----------------|-----------------|
| Purchase Price: | ¥57,800,000 | ¥56,066,000 | ¥54,910,000 |
| Land Registration & Legal Fee (Estimated): | ¥200,000 | | |
| Agency Brokerage Fee: | ¥1,973,400 | ¥1,916,178 | ¥1,878,030 |
| | | | |
| Total Cost of Purchase: | ¥59,973,400 | ¥58,182,178 | ¥56,988,030 |

RENTAL YIELD

| | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|---------------------|-------------|-----------------|-----------------|
| Purchase Price: | ¥57,800,000 | ¥56,066,000 | ¥54,910,000 |
| Gross Rental Yield: | 0.00% | 0.00% | 0.00% |
| Net Rental Yield: | -0.37% | -0.38% | -0.39% |

