

## The Parkhouse Fukuoka Towers East 18F

Residential

Apartment

Vacant


Fukuoka


Posted On 13-05-2023


📍 2-2-5 Jigyohama, Chuo Ward, Fukuoka


**¥ 69,800,000**

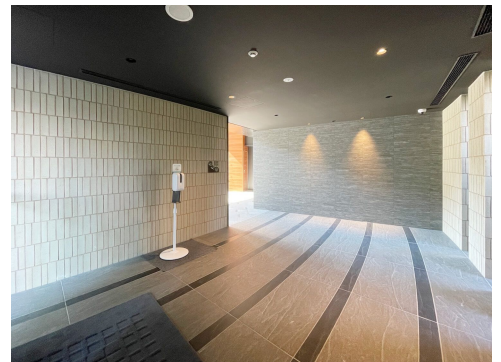
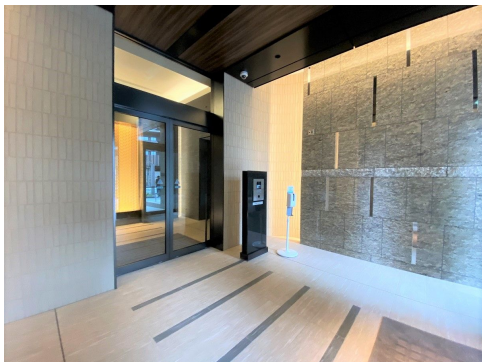
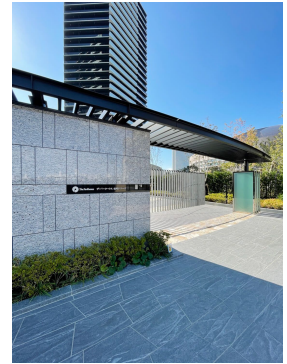
**BUY**

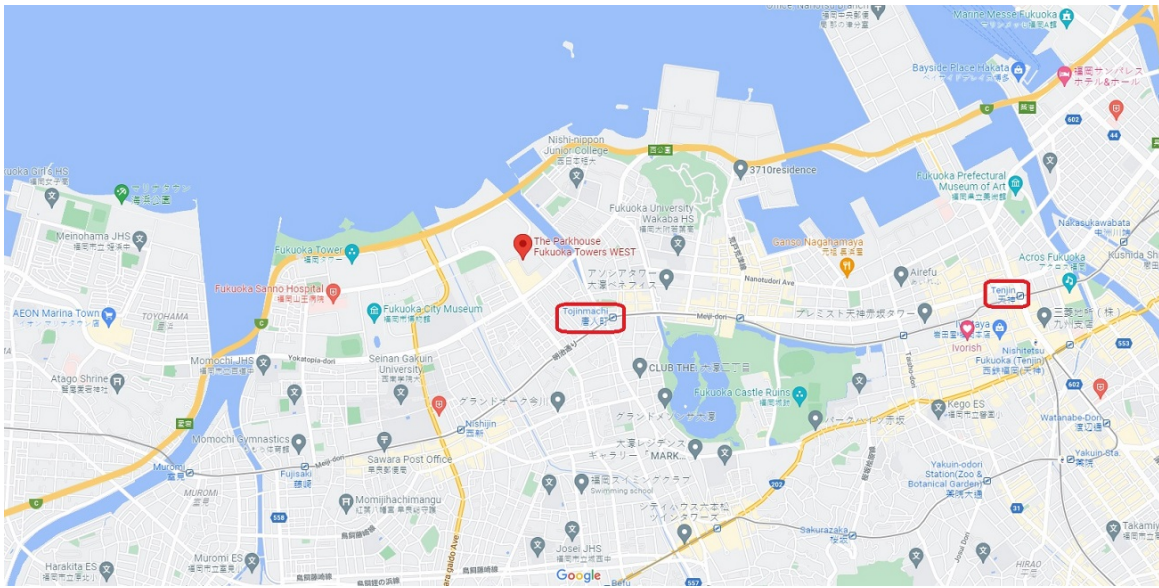
 Floor Area  
82.52 m<sup>2</sup>

 Layout  
2LDK

 Built Year  
2020






 Gross Yield  
0%












## PROPERTY INFO

### Building / Land Information

	Property Name:	The Parkhouse Fukuoka Towers East 18F
	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:	18 Floor / 28 Floors
	Floor Area:	82.52 m <sup>2</sup> / 888.25 ft <sup>2</sup>
	Balcony Area:	25.02 m <sup>2</sup> / 269.32 ft <sup>2</sup>
	Balcony Facing:	Northwest
	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: 99355642

### Location Information

	Transportation:	Tojinmachi station / 8 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥18,160	-¥217,920
Building Sinking Fund:	-¥6,610	-¥79,320
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥120,000
Net Rental Income After Tax:		¥-417,240

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥69,800,000	¥67,706,000	¥66,310,000
Land Registration & Legal Fee (Estimated):	¥250,000		
Agency Brokerage Fee:	¥2,369,400	¥2,300,298	¥2,254,230
Total Cost of Purchase:	¥72,419,400	¥70,256,298	¥68,814,230

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥69,800,000	¥67,706,000	¥66,310,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-0.41%	-0.42%	-0.43%

