

The Parkhouse Fukuoka Towers East 26F

Posted On 28-11-2021

📍 2-2-5 Jigyohama, Chuo Ward, Fukuoka

¥ 120,000,000 **BUY**

Residential

Apartment

Vacant

Fukuoka

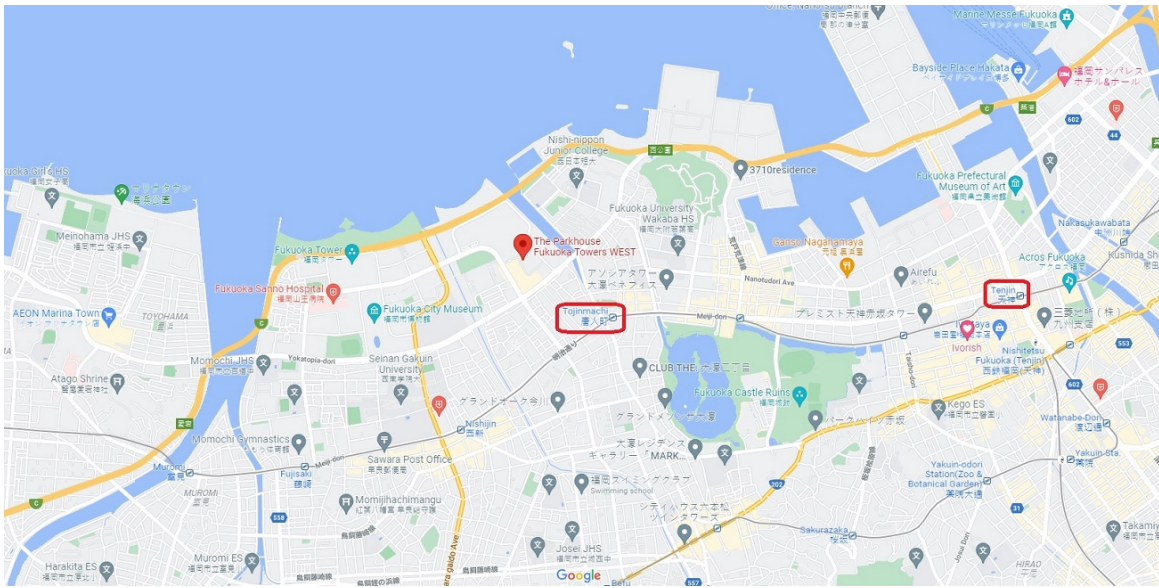
📍 Floor Area
102.48 m²

🏠 Layout
4LDK

📅 Built Year
2020

📈 Gross Yield
0%





PROPERTY INFO

Building / Land Information

	Property Name:	The Parkhouse Fukuoka Towers East 26F
	Address:	2-2-5 Jigyohama, Chuo Ward, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	2020

Unit Information

	Total Units:	292
	Layout:	4LDK
	Floor / Total Floors:	26 Floor / 28 Floors
	Floor Area:	102.48 m ² / 1,103.09 ft ²
	Balcony Area:	31.48 m ² / 338.85 ft ²
	Occupancy Status:	Vacant

Additional Information

Amenities:	Shopping mall "Markis (Fukuoka Momochi)"
Note 1:	Excellent sea view and green environment
Note 2:	Next to Fukuoka Landmark "Fukuoka Paypay Dome" & Hilton Fukuoka Sea Hawk & Jigyo Central Park
Note 3:	L-shape huge balcony
Note 4:	ID: 99117088

Location Information

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

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥22,550	-¥270,600
Building Sinking Fund:	-¥7,180	-¥86,160
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥200,000
Net Rental Income After Tax:		¥-556,760

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥120,000,000	¥116,400,000	¥114,000,000
Land Registration & Legal Fee (Estimated):	¥300,000		
Agency Brokerage Fee:	¥4,026,000	¥3,907,200	¥3,828,000
Total Cost of Purchase:	¥124,326,000	¥120,607,200	¥118,128,000

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥120,000,000	¥116,400,000	¥114,000,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-0.29%	-0.30%	-0.30%

