













## PROPERTY INFO

### Building / Land Information

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


### Unit Information

	Total Units:	292
	Layout:	2LDK
	Floor / Total Floors:	5 Floor / 27 Floors
	Floor Area:	61.74 m <sup>2</sup> / 664.57 ft <sup>2</sup>
	Balcony Area:	11.56 m <sup>2</sup> / 124.43 ft <sup>2</sup>
	Balcony Facing:	Southwest
	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"
Note 3:	Next to Hilton Fukuoka Sea Hawk & Jigyo Central Park
Note 4:	ID: 99073586

### Location Information

	Transportation:	Tojinmachi station / 8 minutes walking distance
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## 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):	-	-¥110,000
Net Rental Income After Tax:		¥-332,480

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥40,800,000	¥39,576,000	¥38,760,000
Land Registration & Legal Fee (Estimated):	¥200,000		
Agency Brokerage Fee:	¥1,412,400	¥1,372,008	¥1,345,080
Total Cost of Purchase:	¥42,412,400	¥41,148,008	¥40,305,080

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥40,800,000	¥39,576,000	¥38,760,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-0.52%	-0.54%	-0.55%

