

The Parkhouse Fukuoka Towers East 5F

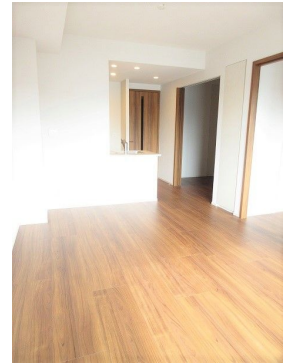
Residential Apartment Vacant **Fukuoka**

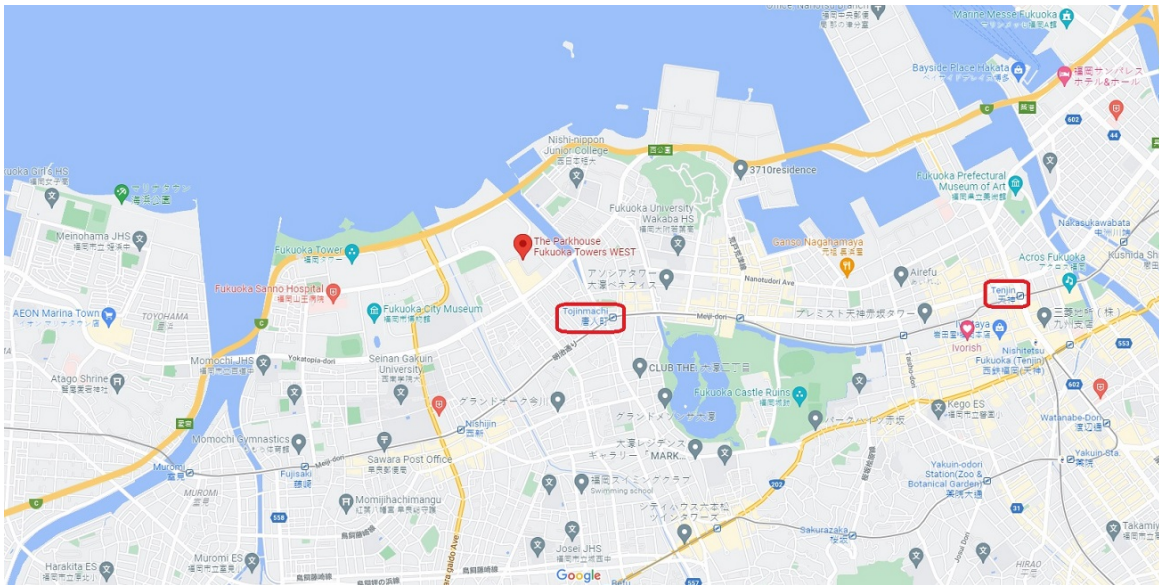
Posted On 28-11-2021

📍 2-2 Jigyohama, Chuo Ward, Fukuoka

¥ 40,800,000 **BUY**






| | | | |
|--|--|--|---|
|  Floor Area 61.74 m ² |  Layout 2LDK |  Built Year 2020 |  Gross Yield 0% |
|--|--|--|---|












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 ² / 664.57 ft ² |
|  | Balcony Area: | 11.56 m ² / 124.43 ft ² |
|  | 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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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): | - | -¥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% |

