

# The Parkhouse Fukuoka Towers West 12F

Posted On 13-05-2023

📍 2-2-4 Jigyohama, Chuo Ward, Fukuoka

**¥ 63,800,000** **BUY**

Residential

Apartment

Vacant

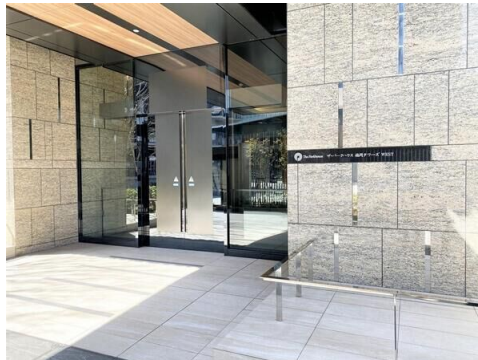
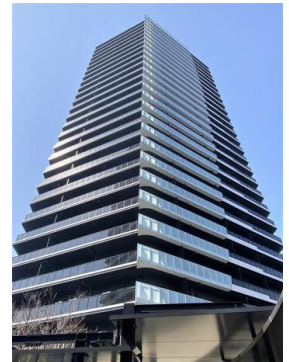
Fukuoka

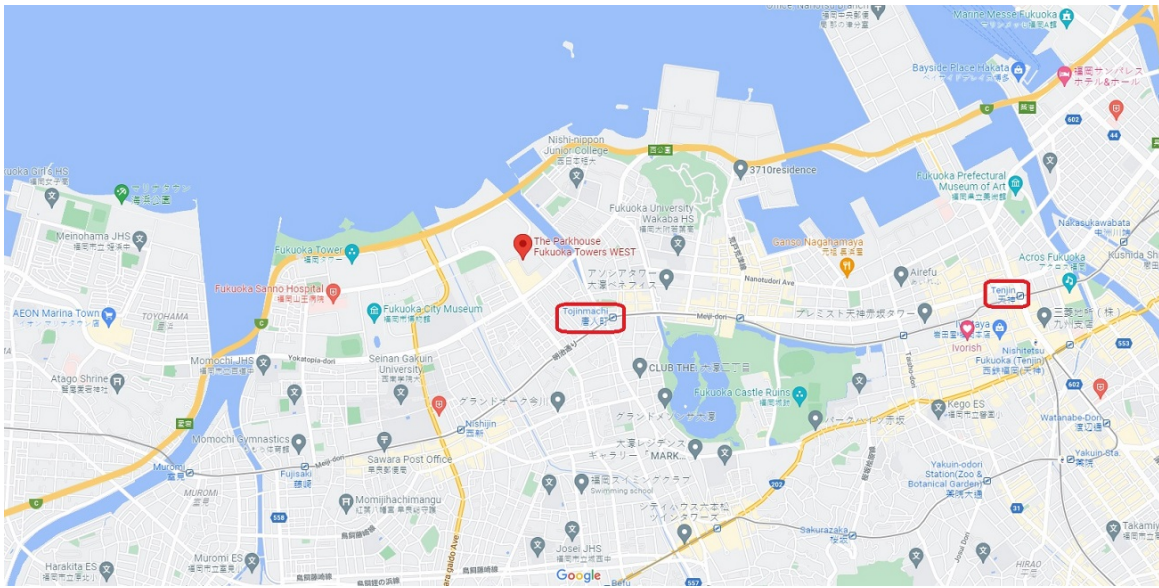
📍 Floor Area  
81.41 m<sup>2</sup>

🏠 Layout  
3LDK

📅 Built Year  
2019

📈 Gross Yield  
0%












## PROPERTY INFO

### Building / Land Information

	Property Name:	The Parkhouse Fukuoka Towers West 12F
	Address:	2-2-4 Jigyohama, Chuo Ward, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	2019


### Unit Information

	Total Units:	292
	Layout:	3LDK
	Floor / Total Floors:	12 Floor / 27 Floors
	Floor Area:	81.41 m <sup>2</sup> / 876.30 ft <sup>2</sup>
	Balcony Area:	27.85 m <sup>2</sup> / 299.78 ft <sup>2</sup>
	Balcony Facing:	Southeast
	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: 99363891

### Location Information

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

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥17,910	-¥214,920
Building Sinking Fund:	-¥5,700	-¥68,400
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥125,000
Net Rental Income After Tax:		¥-408,320

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥63,800,000	¥61,886,000	¥60,610,000
Land Registration & Legal Fee (Estimated):	¥240,000		
Agency Brokerage Fee:	¥2,171,400	¥2,108,238	¥2,066,130
Total Cost of Purchase:	¥66,211,400	¥64,234,238	¥62,916,130

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥63,800,000	¥61,886,000	¥60,610,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-0.43%	-0.44%	-0.45%

