

## The Parkhouse Fukuoka Towers West 8F

Posted On 28-11-2021

📍 2-2 Jigyohama, Chuo Ward, Fukuoka

**¥ 46,900,000** **BUY**

Residential

Apartment

Vacant

Fukuoka

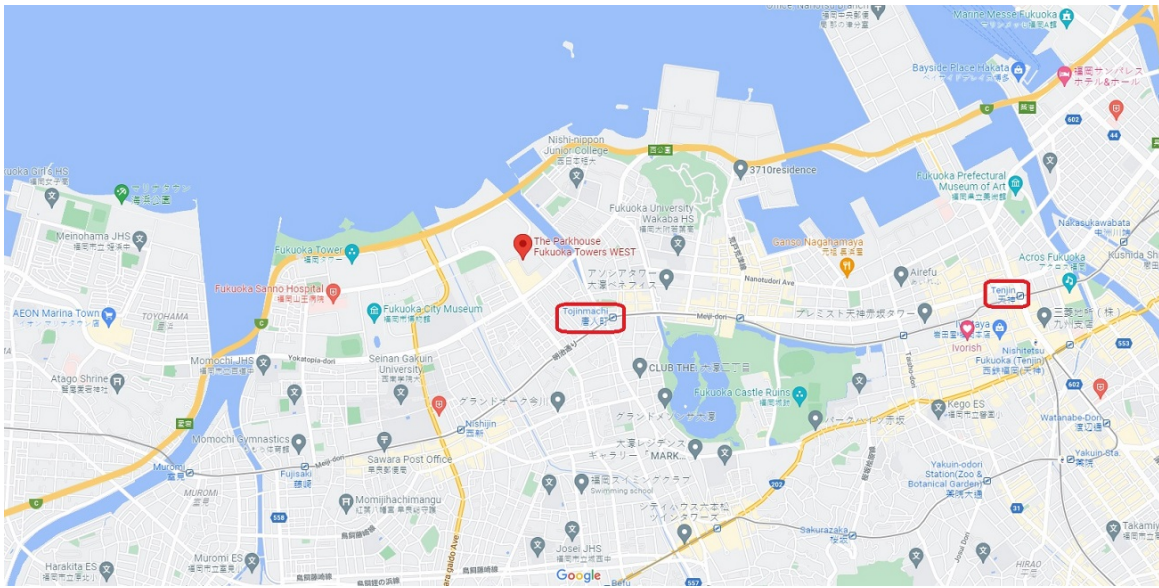
📍 Floor Area  
61.74 m<sup>2</sup>

🏠 Layout  
2LDK

📅 Built Year  
2020






📈 Gross Yield  
0%












## PROPERTY INFO

### Building / Land Information

	Property Name:	The Parkhouse Fukuoka Towers West 8F
	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:	8 Floor / 28 Floors
	Floor Area:	61.74 m <sup>2</sup> / 664.57 ft <sup>2</sup>
	Balcony Area:	11.46 m <sup>2</sup> / 123.36 ft <sup>2</sup>
	Balcony Facing:	West
	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:	Owner occupied, will move out after sold
Note 4:	ID: 99147025

### 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:	-¥4,330	-¥51,960
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥110,000
Net Rental Income After Tax:		¥-325,040

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥46,900,000	¥45,493,000	¥44,555,000
Land Registration & Legal Fee (Estimated):	¥200,000		
Agency Brokerage Fee:	¥1,613,700	¥1,567,269	¥1,536,315
Total Cost of Purchase:	¥48,713,700	¥47,260,269	¥46,291,315

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥46,900,000	¥45,493,000	¥44,555,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-0.44%	-0.46%	-0.46%

