

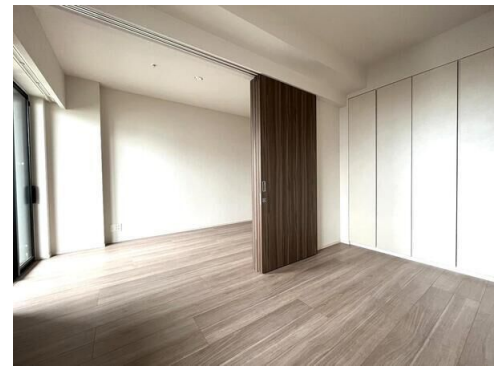
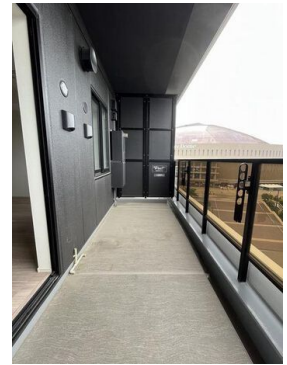
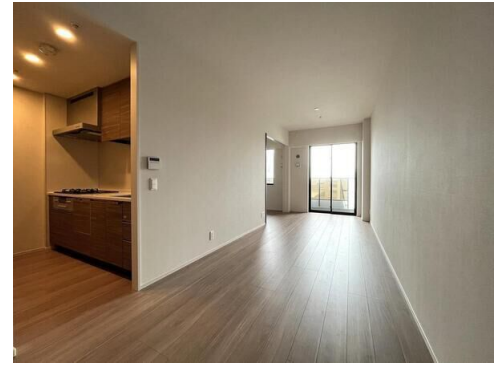
The Parkhouse Fukuoka Towers West 911

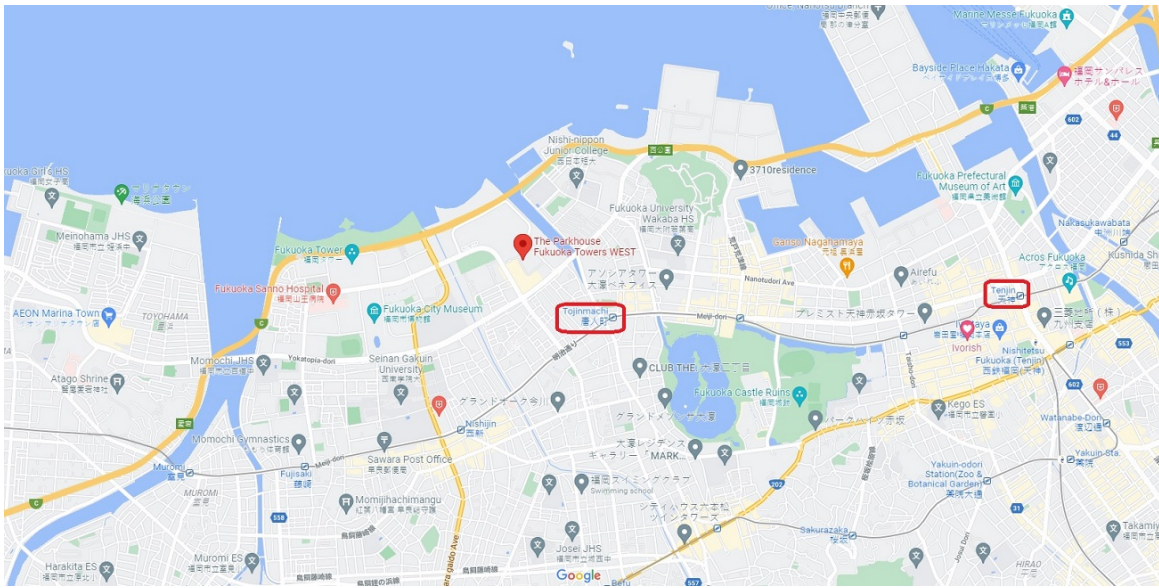
Residential Apartment Vacant Fukuoka

Posted On 13-05-2023
2-2-4 Jigyohama, Chuo Ward, Fukuoka

¥ 37,000,000 BUY

 Floor Area 47.13 m ²	 Layout 1LDK	 Built Year 2019	 Gross Yield 0.01%
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PROPERTY INFO

Building / Land Information

	Property Name:	The Parkhouse Fukuoka Towers West 911
	Address:	2-2-4 Jigyohama, Chuo Ward, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	2019

Unit Information

	Total Units:	292
	Layout:	1LDK
	Floor / Total Floors:	9 Floor / 27 Floors
	Floor Area:	47.13 m ² / 507.31 ft ²
	Balcony Area:	8.71 m ² / 93.75 ft ²
	Balcony Facing:	Northeast
	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: 99251082

Location Information

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

	Monthly	Annually
Rental Income:	¥292	¥3,504
Building Management Fee:	-¥10,380	-¥124,560
Building Sinking Fund:	-¥3,780	-¥45,360
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥16	-¥193
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥80,000
	Net Rental Income After Tax:	¥-246,609

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥37,000,000	¥35,890,000	¥35,150,000
Land Registration & Legal Fee (Estimated):	¥160,000		
Agency Brokerage Fee:	¥1,287,000	¥1,250,370	¥1,225,950
Total Cost of Purchase:	¥38,447,000	¥37,300,370	¥36,535,950

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥37,000,000	¥35,890,000	¥35,150,000
Gross Rental Yield:	0.01%	0.01%	0.01%
Net Rental Yield:	-0.43%	-0.45%	-0.46%

