

## Yuzuki Mansion Nanokawa 313

Residential

Apartment

Tenanted


Fukuoka


Posted On 14-10-2019


 1-chome-22-22 Nanokawa, Minami-ku, Fukuoka.


**¥ 6,200,000**

**BUY**

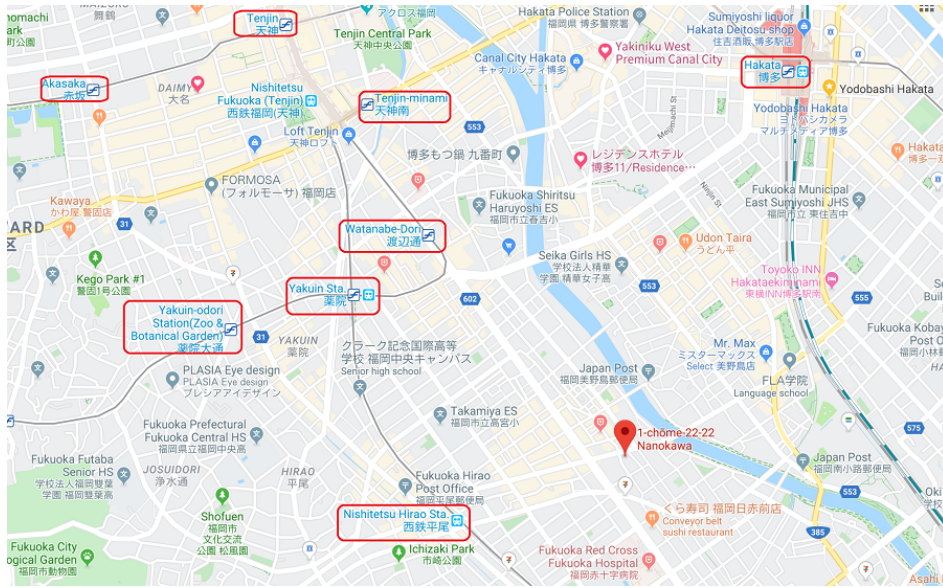
 Floor Area  
44.28 m<sup>2</sup>

 Layout  
1LDK

 Built Year  
1974






 Gross Yield  
10.65%











## PROPERTY INFO

### Building / Land Information


	Property Name:	Yuzuki Mansion Nanokawa 313
	Address:	1-chome-22-22 Nanokawa, Minami-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1974

### Unit Information

	Total Units:	135
	Layout:	1LDK
	Floor / Total Floors:	3 Floor / 12 Floors
	Floor Area:	44.28 m <sup>2</sup> / 476.63 ft <sup>2</sup>
	Balcony Area:	5.40 m <sup>2</sup> / 58.13 ft <sup>2</sup>
	Occupancy Status:	Tenanted

### Additional Information

### Location Information

	Transportation:	Hirao station / 10 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥55,000	¥660,000
Building Management Fee:	-¥7,000	-¥84,000
Building Sinking Fund:	-¥6,300	-¥75,600
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥3,025	-¥36,300
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥36,000
Net Rental Income After Tax:		¥428,100

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥6,200,000	¥6,014,000	¥5,890,000
Land Registration & Legal Fee (Estimated):	¥140,000		
Agency Brokerage Fee:	¥270,600	¥264,462	¥260,370
Total Cost of Purchase:	¥6,610,600	¥6,418,462	¥6,290,370

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥6,200,000	¥6,014,000	¥5,890,000
Gross Rental Yield:	10.65%	10.97%	11.21%
Net Rental Yield:	7.02%	7.24%	7.39%

