

## Daina Court Estudio East Park ? 2F

Residential

Apartment

Tenanted


Fukuoka

Posted On 08-02-2020


📍 4-6-6 Chiyo, Hakata-ku, Fukuoka.


**¥ 6,700,000**

**BUY**

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

 Layout  
1K

 Built Year  
2001

 Gross Yield  
8.6%

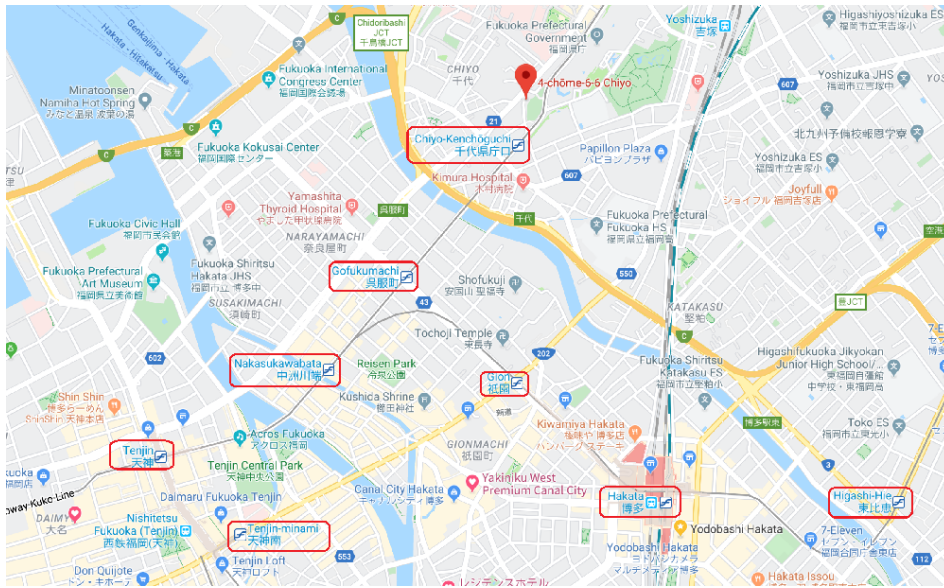


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公众号










## PROPERTY INFO

### Building / Land Information

	Property Name:	Daina Court Estudio East Park ? 2F
	Address:	4-6-6 Chiyo, Hakata-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	2001

### Unit Information

	Total Units:	40
	Layout:	1K
	Floor / Total Floors:	2 Floor / 8 Floors
	Floor Area:	20.10 m <sup>2</sup> / 216.36 ft <sup>2</sup>
	Balcony Area:	3.30 m <sup>2</sup> / 35.52 ft <sup>2</sup>
	Balcony Facing:	West
	Occupancy Status:	Tenanted

### Additional Information

### Location Information

	Transportation:	Chiyo-Kenchoguchi station / 2 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥48,000	¥576,000
Building Management Fee:	-¥5,360	-¥64,320
Building Sinking Fund:	-¥3,860	-¥46,320
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,640	-¥31,680
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥35,000
Net Rental Income After Tax:		¥398,680

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥6,700,000	¥6,499,000	¥6,365,000
Land Registration & Legal Fee (Estimated):	¥120,000		
Agency Brokerage Fee:	¥287,100	¥280,467	¥276,045
Total Cost of Purchase:	¥7,107,100	¥6,899,467	¥6,761,045

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥6,700,000	¥6,499,000	¥6,365,000
Gross Rental Yield:	8.60%	8.86%	9.05%
Net Rental Yield:	6.10%	6.29%	6.42%

