

## Daina Court Estudio Muses 303

Posted On 08-02-2020

📍 1-1-9 Befu, Jonan-ku, Fukuoka.

**¥ 6,950,000** **BUY**

Residential

Apartment

Tenanted

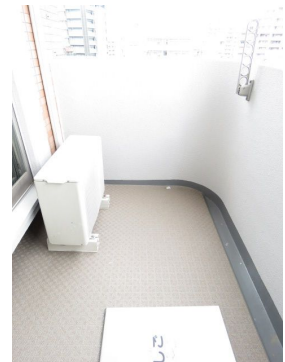
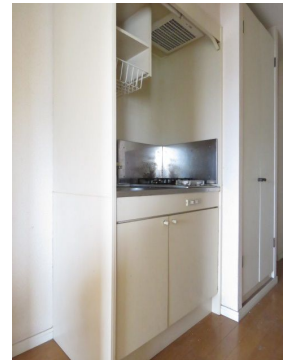
Fukuoka

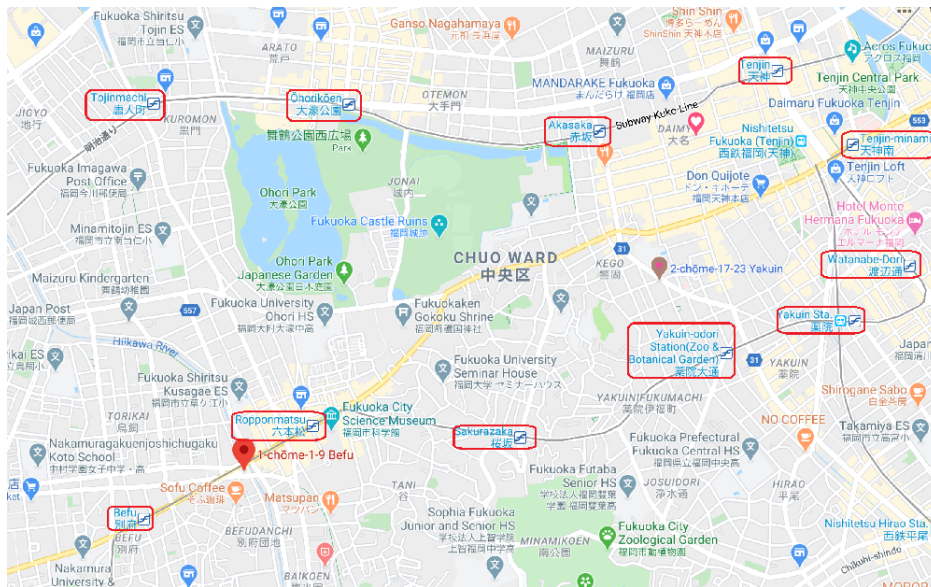
📍 Floor Area  
20.30 m<sup>2</sup>

🏠 Layout  
1K

📅 Built Year  
2001

📈 Gross Yield  
8.63%





## PROPERTY INFO

### Building / Land Information

	Property Name:	Daina Court Estudio Muses 303
	Address:	1-1-9 Befu, Jonan-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	2001

### Unit Information

	Total Units:	33
	Layout:	1K
	Floor / Total Floors:	3 Floor / 10 Floors
	Floor Area:	20.30 m <sup>2</sup> / 218.51 ft <sup>2</sup>
	Balcony Area:	4.00 m <sup>2</sup> / 43.06 ft <sup>2</sup>
	Balcony Facing:	Southeast
	Occupancy Status:	Tenanted

### Additional Information

Amenities:	Prime area, shopping, eatery nearby
Note 1:	Ropponmatsu Ranked as Most Favorable Residential Area in Fukuoka
Note 2:	<a href="https://www.fukuoka-now.com/en/news/ropponmatsu-ranked-as-most-favorable-residential-area-in-fukuoka/">https://www.fukuoka-now.com/en/news/ropponmatsu-ranked-as-most-favorable-residential-area-in-fukuoka/</a>

### Location Information

	Transportation:	Ropponmatsu station / 4 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥50,000	¥600,000
Building Management Fee:	-¥6,180	-¥74,160
Building Sinking Fund:	-¥5,040	-¥60,480
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,750	-¥33,000
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥35,000
Net Rental Income After Tax:		¥397,360

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥6,950,000	¥6,741,500	¥6,602,500
Land Registration & Legal Fee (Estimated):	¥120,000		
Agency Brokerage Fee:	¥295,350	¥288,470	¥283,883
Total Cost of Purchase:	¥7,365,350	¥7,149,970	¥7,006,383

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥6,950,000	¥6,741,500	¥6,602,500
Gross Rental Yield:	8.63%	8.90%	9.09%
Net Rental Yield:	5.87%	6.05%	6.18%

