

Daina Court Grand Estudio	Residential	Apartment	Tenanted	Fukuoka
Posted On 27-08-2019				

2-chome?10?43 Matsukadai, Higashi-ku, Fukuoka.

¥ 4,600,0

BUY Floor Area 20.23 m ² IK Built Year 1996	∽ ^J Gross Yield 8.61%
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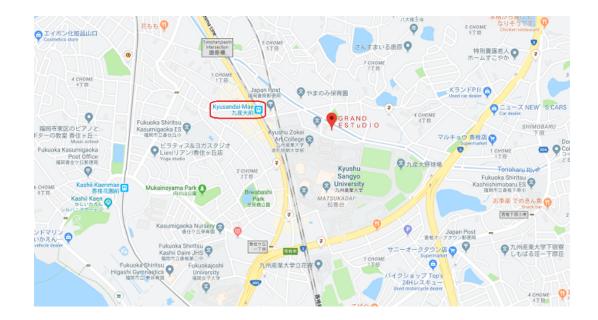












PROPERTY INFO

Building / Land Information

ഹ	Property Name:	Daina Court Grand Estudio		
Q	Address:	2-chome?10?43 Matsukadai, Higashi-ku, Fukuoka.		
0	Land Ownership:	Freehold		
촖	Building Structure:	Reinforced Concrete		
	Built Year:	1996		

Unit Information

	Total Units:	92	Amenities:	Building equipped with security camera
	Layout:	1K	Note 1:	Occupancy rate is almost 100%
ر ا	Floor / Total Floors:	2 Floor / 7 Floors	Note 2:	Situated in front of Kyushu Sangyo Unive
	Floor Area:	20.23 m ² / 217.76 ft ²		
	Balcony Area:	2.85 m^2 / 30.68 ft^2		
<u>~</u>	Balcony Facing:	Southeast		
1	Occupancy Status:	Tenanted		

Location Information

Transportation:

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Kyusandai-Mae Station / 6 minutes walking distance



Additional Information

Sangyo University

INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥33,000	¥396,000
Building Management Fee:	-¥5,900	-¥70,800
Building Sinking Fund:	-¥3,480	-¥41,760
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥1,815	-¥21,780
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥28,000
Net Rental Income After Tax:		¥233,660

COST OF PURCHASE

	Offer Price	3% Uffer Price	5% Offer Price	
Purchase Price:	¥4,600,000	¥4,462,000	¥4,370,000	
Land Registration & Legal Fee (Estimated):	¥120,000			
Agency Brokerage Fee:	¥217,800 ¥213,246 ¥		¥210,210	
Total Cost of Purchase:	¥4,937,800	¥4,795,246	¥4,700,210	

RENTAL YIELD

	Offer Price	3% Offer Price	5% Offer Price
Purchase Price:	¥4,600,000	¥4,462,000	¥4,370,000
Gross Rental Yield:	8.61%	8.87%	9.06%
Net Rental Yield:	5.30%	5.46%	5.58%

