

## Daina Court Grand Estudio

Residential

Apartment

Tenanted


Fukuoka

Posted On 27-08-2019


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


**¥ 4,600,000**

**BUY**

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

 Layout  
1K

 Built Year  
1996






 Gross Yield  
8.61%












## PROPERTY INFO

### Building / Land Information

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


### Unit Information

	Total Units:	92
	Layout:	1K
	Floor / Total Floors:	2 Floor / 7 Floors
	Floor Area:	20.23 m <sup>2</sup> / 217.76 ft <sup>2</sup>
	Balcony Area:	2.85 m <sup>2</sup> / 30.68 ft <sup>2</sup>
	Balcony Facing:	Southeast
	Occupancy Status:	Tenanted

### Additional Information

Amenities:	Building equipped with security camera
Note 1:	Occupancy rate is almost 100%
Note 2:	Situated in front of Kyushu Sangyo University

### Location Information

	Transportation:	Kyusandai-Mae Station / 6 minutes walking distance
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## 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%↓ Offer 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%

