

JAPAN REALTY 日本不動產

Daina Court Nishikoen Trend 10F

Posted On 06-02-2021

1-chome-7-16 Arato, Chuo-ku, Fukuoka.

¥ 5,500,000

BUY



Apartment Tenanted

Fukuoka

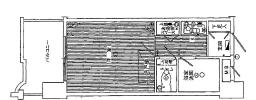




Built Year 1990

✓ Gross Yield 8.73%





































PROPERTY INFO

Building / Land Information

Property Name: Daina Court Nishikoen Trend 10F

Address: 1-chome-7-16 Arato, Chuo-ku, Fukuoka.

Land Ownership: Freehold

Building Structure: Steel Reinforced Concrete

Built Year: 1990

Unit Information Additional Information

Total Units: 78

Layout: 1K

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Floor / Total Floors: 10 Floor / 13 Floors

Floor Area: 16.47 m² / 177.28 ft²

☐ Balcony Area: 4.20 m² / 45.21 ft²

Occupancy Status: Tenanted

Location Information

Transportation: Ohorikoen Station / 5 minutes walking distance

















	Monthly	Annually
Rental Income:	¥40,000	¥480,000
Building Management Fee:	-¥5,800	-¥69,600
Building Sinking Fund:	-¥3,960	-¥47,520
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,200	-¥26,400
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥35,388
Net Rental Income After Tax:		¥301,092

COST OF PURCHASE

	Offer Price	3% Offer Price	5% Offer Price
Purchase Price:	¥5,500,000	¥5,335,000	¥5,225,000
Land Registration & Legal Fee (Estimated):	¥110,000		
Agency Brokerage Fee:	¥247,500	¥242,055	¥238,425
Total Cost of Purchase:	¥5,857,500	¥5,687,055	¥5,573,425

RENTAL YIELD

	Offer Price	3% Offer Price	5% Offer Price
Purchase Price:	¥5,500,000	¥5,335,000	¥5,225,000
Gross Rental Yield:	8.73%	9.00%	9.19%
Net Rental Yield:	5.74%	5.92%	6.05%

















