

Encrest Watanabedori Minami


Residential

Apartment

Tenanted


Fukuoka

Posted On 19-11-2019


 2-18-16 Takasago, Chuo-ku, Fukuoka.


¥ 12,400,000

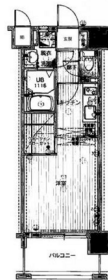
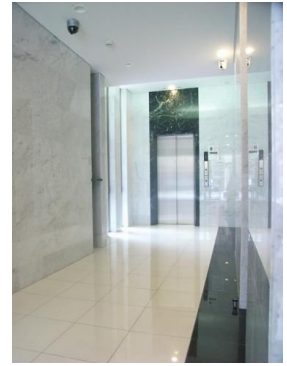
BUY

 Floor Area
24.85 m²

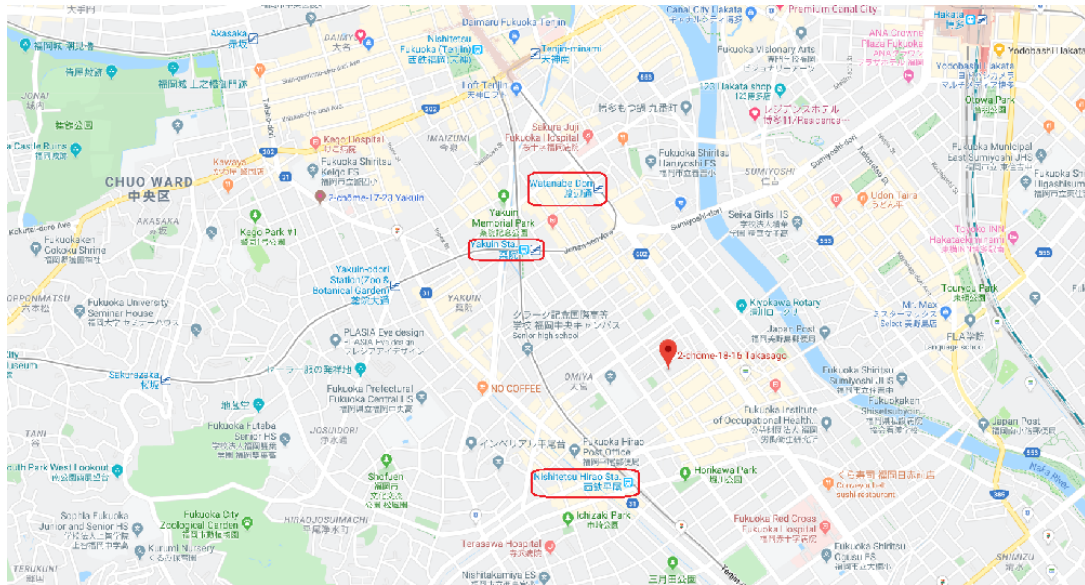
 Layout
1K

 Built Year
2006

 Gross Yield
5.81%








公众号










PROPERTY INFO

Building / Land Information

| | | |
|---|---------------------|-------------------------------------|
|  | Property Name: | Encrest Watanabedori Minami |
|  | Address: | 2-18-16 Takasago, Chuo-ku, Fukuoka. |
|  | Land Ownership: | Freehold |
|  | Building Structure: | Reinforced Concrete |
|  | Built Year: | 2006 |


Unit Information

| | | |
|---|-----------------------|---|
|  | Total Units: | 52 |
|  | Layout: | 1K |
|  | Floor / Total Floors: | 13 Floor / 14 Floors |
|  | Floor Area: | 24.85 m ² / 267.49 ft ² |
|  | Balcony Area: | 4.80 m ² / 51.67 ft ² |
|  | Balcony Facing: | Southeast |
|  | Occupancy Status: | Tenanted |

Additional Information

Location Information

| | | |
|---|-----------------|--|
|  | Transportation: | Hirao station / 9 minutes walking distance |
|---|-----------------|--|

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INCOME & EXPENSE

| | Monthly | Annually |
|---|---------|----------|
| Rental Income: | ¥60,000 | ¥720,000 |
| Building Management Fee: | -¥7,000 | -¥84,000 |
| Building Sinking Fund: | -¥3,000 | -¥36,000 |
| Other Miscellaneous Fee: | -¥0 | -¥0 |
| Agency Management Fee: | -¥3,300 | -¥39,600 |
| Annual Fixed Asset & City Planning Tax (Estimated): | - | -¥32,000 |
| Net Rental Income After Tax: | | ¥528,400 |

COST OF PURCHASE

| | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|--|-------------|-----------------|-----------------|
| Purchase Price: | ¥12,400,000 | ¥12,028,000 | ¥11,780,000 |
| Land Registration & Legal Fee (Estimated): | ¥130,000 | | |
| Agency Brokerage Fee: | ¥475,200 | ¥462,924 | ¥454,740 |
| Total Cost of Purchase: | ¥13,005,200 | ¥12,620,924 | ¥12,364,740 |

RENTAL YIELD

| | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|---------------------|-------------|-----------------|-----------------|
| Purchase Price: | ¥12,400,000 | ¥12,028,000 | ¥11,780,000 |
| Gross Rental Yield: | 5.81% | 5.99% | 6.11% |
| Net Rental Yield: | 4.31% | 4.44% | 4.54% |

