

Everlife Higashikoen 604

Residential

Apartment

Tenanted

Fukuoka

Posted On 15-12-2020

📍 1-31-9 Chiyo, Hakata Ward, Fukuoka.

¥ 7,500,000

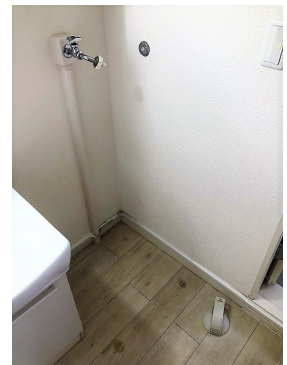
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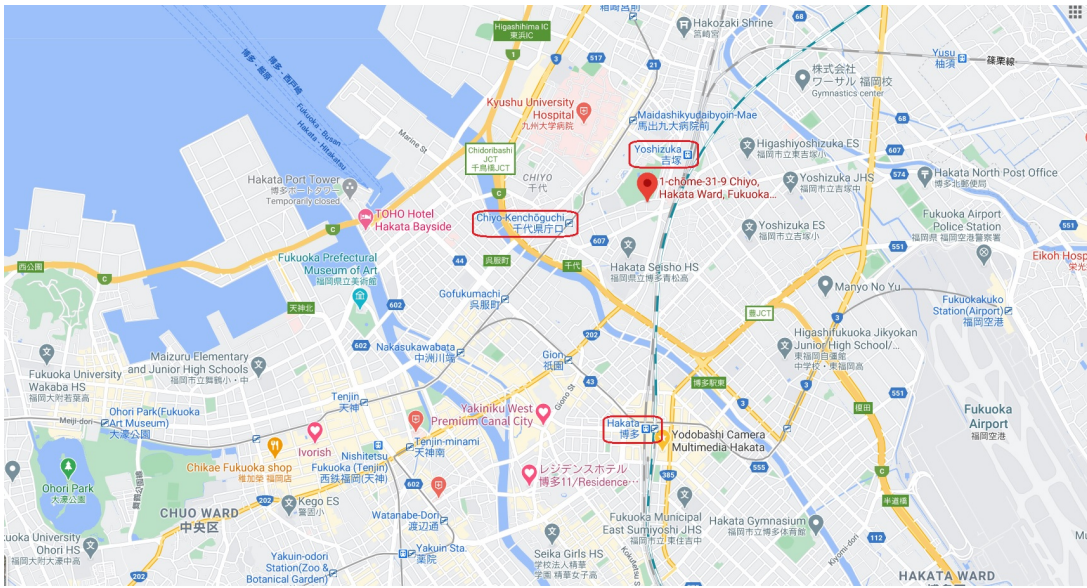
📐 Floor Area
36.33 m²

🏠 Layout
2DK

📅 Built Year
1977

📈 Gross Yield
10.4%





PROPERTY INFO

Building / Land Information

	Property Name:	Everlife Higashikoen 604
	Address:	1-31-9 Chiyo, Hakata Ward, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1977

Unit Information

	Layout:	2DK
	Floor / Total Floors:	6 Floor / 8 Floors
	Floor Area:	36.33 m ² / 391.06 ft ²
	Balcony Area:	1.00 m ² / 10.76 ft ²
	Occupancy Status:	Tenanted

Additional Information

Note 1:	New tenant moved in in Aug 2020
Note 2:	ID: 98966718

Location Information

	Transportation:	Yoshizuka station / 8 minutes walking distance
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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥65,000	¥780,000
Building Management Fee:	-¥6,160	-¥73,920
Building Sinking Fund:	-¥10,390	-¥124,680
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥3,575	-¥42,900
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥40,138
Net Rental Income After Tax:		¥498,362

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥7,500,000	¥7,275,000	¥7,125,000
Land Registration & Legal Fee (Estimated):	¥130,000		
Agency Brokerage Fee:	¥313,500	¥306,075	¥301,125
Total Cost of Purchase:	¥7,943,500	¥7,711,075	¥7,556,125

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥7,500,000	¥7,275,000	¥7,125,000
Gross Rental Yield:	10.40%	10.72%	10.95%
Net Rental Yield:	6.78%	6.99%	7.14%

