

JGM Kenchokuchi 702

Posted On 07-08-2020

📍 1-24-12 Chiyo, Hakata-ku, Fukuoka

¥ 9,800,000 **BUY**

Residential

Apartment

Vacant

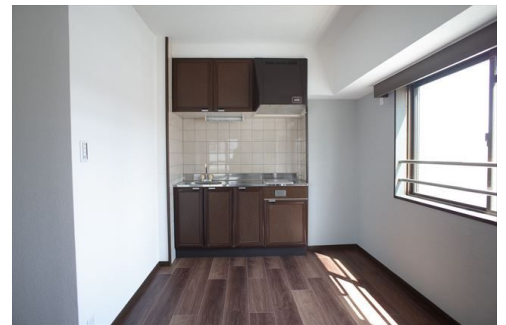
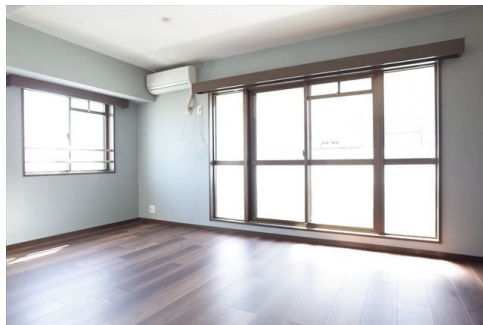
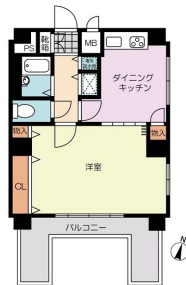
Fukuoka

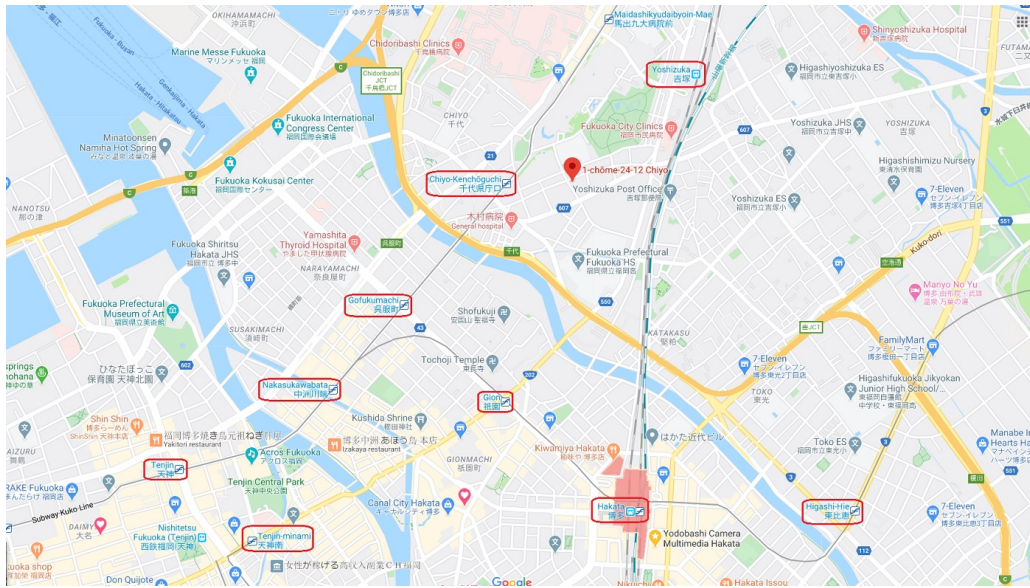
📍 Floor Area
37.36 m²

🏠 Layout
1LDK

📅 Built Year
1991






📈 Gross Yield
0%












PROPERTY INFO

Building / Land Information

	Property Name:	JGM Kenchokuchi 702
	Address:	1-24-12 Chiyo, Hakata-ku, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1991

Unit Information

	Total Units:	21
	Layout:	1LDK
	Floor / Total Floors:	7 Floor / 8 Floors
	Floor Area:	37.36 m ² / 402.14 ft ²
	Balcony Area:	7.62 m ² / 82.02 ft ²
	Balcony Facing:	Southeast
	Occupancy Status:	Vacant

Additional Information

Amenities:	New shopping mall of Papillon Plaza opened in Mar 2020
Note 1:	ID: 98921308

Location Information

	Transportation:	Chiyo-Kenchoguchi station / 6 minutes walking distance
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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥7,000	-¥84,000
Building Sinking Fund:	-¥5,600	-¥67,200
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥58,000
Net Rental Income After Tax:		¥-209,200

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥9,800,000	¥9,506,000	¥9,310,000
Land Registration & Legal Fee (Estimated):	¥160,000		
Agency Brokerage Fee:	¥389,400	¥379,698	¥373,230
Total Cost of Purchase:	¥10,349,400	¥10,045,698	¥9,843,230

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥9,800,000	¥9,506,000	¥9,310,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-1.46%	-1.51%	-1.54%

