

JAPAN REALTY 日本不動產

La Residence de Fukuoka **Prefectural Office 3F**

Residential

Apartment Tenanted

Fukuoka

Posted On 11-09-2021

2 1-30-24 Chiyo, Hakata-ku, Fukuoka

¥ 6,000,000

BUY



H Layout 1K

Built Year 1992

✓ Gross Yield 8.14%





















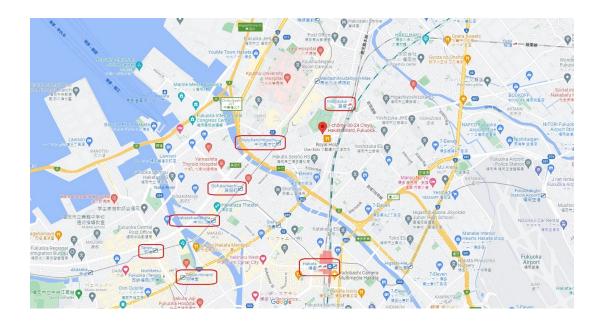












PROPERTY INFO

Building / Land Information

Property Name: La Residence de Fukuoka Prefectural Office 3F

Address: 1-30-24 Chiyo, Hakata-ku, Fukuoka

Land Ownership: Freehold

Building Structure: Steel Reinforced Concrete

Built Year: 1992

Unit Information

Additional Information

Total Units: 224 Amenities: Nice residential area in Hakata-ku

H Layout: 1K Note 1: ID: 99138984

Floor / Total Floors: 3 Floor / 14 Floors

Floor / Total Floors: 3 Floor / 14 Floors

Floor Area: 18.90 m² / 203.44 ft²

☐ Balcony Area: 3.24 m² / 34.88 ft²

Occupancy Status: Tenanted

Location Information

Transportation: Yoshizuka (JR) / Chiyo-Kenchoguchi (Subway) / 8 / 9 minutes walking distance

















	Monthly	Annually
Rental Income:	¥40,700	¥488,400
Building Management Fee:	-¥4,000	-¥48,000
Building Sinking Fund:	-¥1,200	-¥14,400
Other Miscellaneous Fee:	-¥2,571	-¥30,852
Agency Management Fee:	-¥2,239	-¥26,862
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥36,000
Net Rental Income After Tax:		¥332,286

COST OF PURCHASE

	Offer Price	3% Offer Price	5% Offer Price
Purchase Price:	¥6,000,000	¥5,820,000	¥5,700,000
Land Registration & Legal Fee (Estimated):	¥110,000		
Agency Brokerage Fee:	¥264,000	¥258,060	¥254,100
Total Cost of Purchase:	¥6,374,000	¥6,188,060	¥6,064,100

RENTAL YIELD

	Offer Price	3% Offer Price	5% Offer Price
Purchase Price:	¥6,000,000	¥5,820,000	¥5,700,000
Gross Rental Yield:	8.14%	8.39%	8.57%
Net Rental Yield:	5.78%	5.96%	6.08%

















