


## Maison de Comfort 609

Posted On 27-10-2021


📍 2-24-25 ?hashi, Minami-ku, Fukuoka.


**¥ 4,000,000** **BUY**

Residential Apartment Tenanted **Fukuoka**

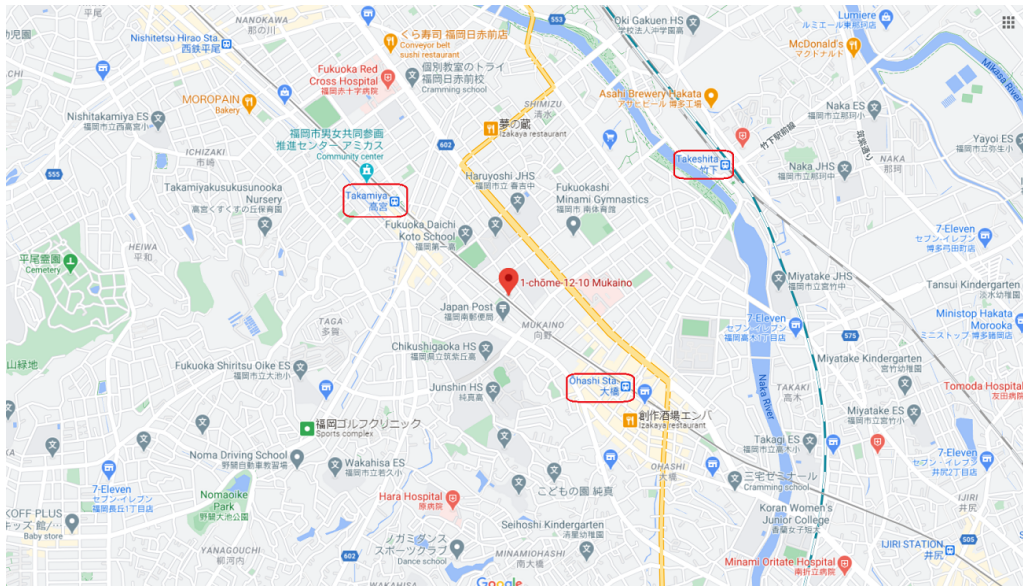
 Floor Area  
16.20 m<sup>2</sup>

 Layout  
1K

 Built Year  
1988






 Gross Yield  
10.8%












## PROPERTY INFO

### Building / Land Information

	Property Name:	Maison de Comfort 609
	Address:	2-24-25 Ohashi, Minami-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1988

### Unit Information

	Total Units:	132
	Layout:	1K
	Floor / Total Floors:	6 Floor / 11 Floors
	Floor Area:	16.20 m <sup>2</sup> / 174.38 ft <sup>2</sup>
	Balcony Area:	4.00 m <sup>2</sup> / 43.06 ft <sup>2</sup>
	Balcony Facing:	Southeast
	Occupancy Status:	Tenanted

### Additional Information

Note 1: ID: 98986678

### Location Information

	Transportation:	Ohashi station / 8 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥36,000	¥432,000
Building Management Fee:	-¥5,000	-¥60,000
Building Sinking Fund:	-¥5,080	-¥60,960
Other Miscellaneous Fee:	-¥2,400	-¥28,800
Agency Management Fee:	-¥1,980	-¥23,760
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥22,000
Net Rental Income After Tax:		¥236,480

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥4,000,000	¥3,880,000	¥3,800,000
Land Registration & Legal Fee (Estimated):	¥100,000		
Agency Brokerage Fee:	¥198,000	¥194,040	¥191,400
Total Cost of Purchase:	¥4,298,000	¥4,174,040	¥4,091,400

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥4,000,000	¥3,880,000	¥3,800,000
Gross Rental Yield:	10.80%	11.13%	11.37%
Net Rental Yield:	6.01%	6.20%	6.33%

