

## Maison de Gion 110

Posted On 03-09-2019

📍 2-48 Gokushomachi, Hakata-ku, Fukuoka.

**¥ 4,700,000** **BUY**

Residential

Apartment

Tenanted

Fukuoka

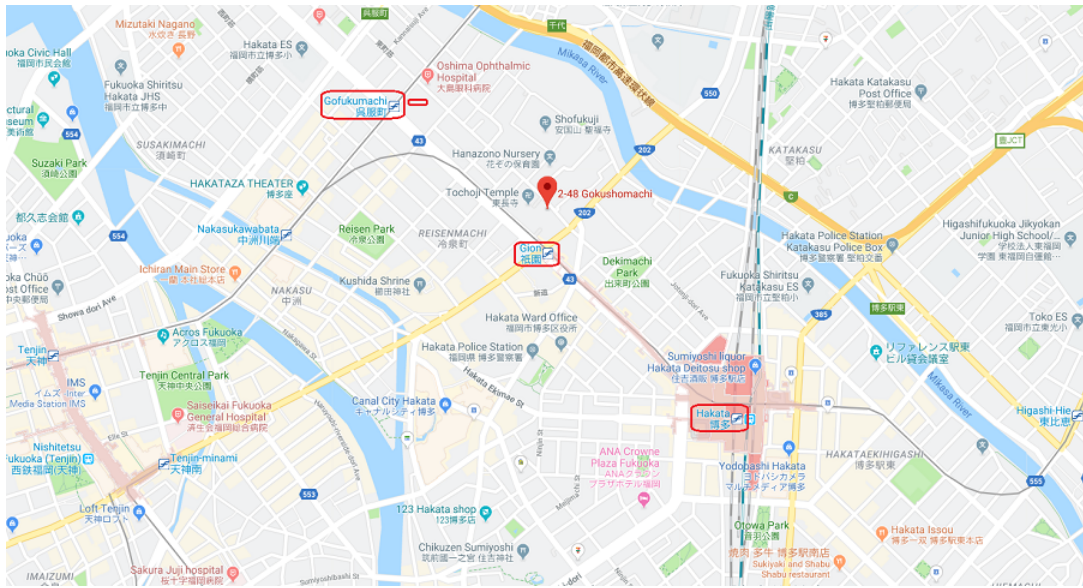
📍 Floor Area  
14.70 m<sup>2</sup>

🏠 Layout  
1K

📅 Built Year  
1987

📈 Gross Yield  
9.19%












## PROPERTY INFO

### Building / Land Information

	Property Name:	Maison de Gion 110
	Address:	2-48 Gokushomachi, Hakata-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1987

### Unit Information

	Total Units:	127
	Layout:	1K
	Floor / Total Floors:	1 Floor / 11 Floors
	Floor Area:	14.70 m <sup>2</sup> / 158.23 ft <sup>2</sup>
	Balcony Area:	3.50 m <sup>2</sup> / 37.67 ft <sup>2</sup>
	Balcony Facing:	Southeast
	Occupancy Status:	Tenanted

### Additional Information

Amenities:	Prime area, shopping, eatery nearby
Note 1:	Nice residential area in Hakata city center
Note 2:	Hakata station / 9 minutes walking distance

### Location Information

	Transportation:	Gion station / 2 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥35,996	¥431,952
Building Management Fee:	-¥5,000	-¥60,000
Building Sinking Fund:	-¥4,570	-¥54,840
Other Miscellaneous Fee:	-¥3,996	-¥47,952
Agency Management Fee:	-¥1,980	-¥23,757
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥24,400
Net Rental Income After Tax:		¥221,003

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥4,700,000	¥4,559,000	¥4,465,000
Land Registration & Legal Fee (Estimated):	¥110,000		
Agency Brokerage Fee:	¥221,100	¥216,447	¥213,345
Total Cost of Purchase:	¥5,031,100	¥4,885,447	¥4,788,345

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥4,700,000	¥4,559,000	¥4,465,000
Gross Rental Yield:	9.19%	9.47%	9.67%
Net Rental Yield:	4.88%	5.03%	5.13%

