

## Neo Heights Maizuru Nord 705

Residential

Apartment

Tenanted

Fukuoka

Posted On 12-11-2019

📍 2-3-1 Nagahama, Chuo-ku, Fukuoka.

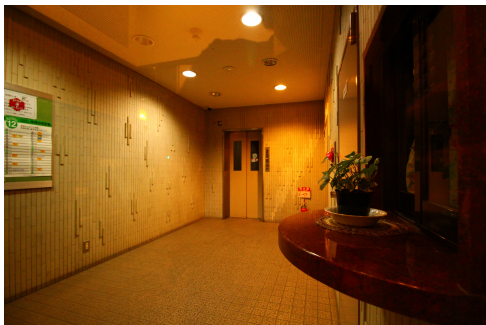
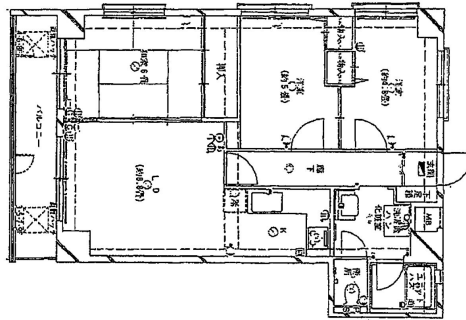
**¥ 17,800,000** **BUY**

📐 Floor Area  
64.33 m<sup>2</sup>

🏠 Layout  
2LDK

📅 Built Year  
1997

📈 Gross Yield  
5.39%











## PROPERTY INFO

### Building / Land Information

	Property Name:	Neo Heights Maizuru Nord 705
	Address:	2-3-1 Nagahama, Chuo-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1997

### Unit Information

	Total Units:	47
	Layout:	2LDK
	Floor / Total Floors:	7 Floor / 11 Floors
	Floor Area:	64.33 m <sup>2</sup> / 692.45 ft <sup>2</sup>
	Balcony Area:	7.56 m <sup>2</sup> / 81.38 ft <sup>2</sup>
	Occupancy Status:	Tenanted

### Additional Information

Note 1: Corner unit with 2 sides windows, bright and airy

### Location Information

	Transportation:	Akasaka station / 5 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥80,000	¥960,000
Building Management Fee:	-¥12,500	-¥150,000
Building Sinking Fund:	-¥4,500	-¥54,000
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥4,400	-¥52,800
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥75,660
Net Rental Income After Tax:		¥627,540

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥17,800,000	¥17,266,000	¥16,910,000
Land Registration & Legal Fee (Estimated):	¥160,000		
Agency Brokerage Fee:	¥653,400	¥635,778	¥624,030
Total Cost of Purchase:	¥18,613,400	¥18,061,778	¥17,694,030

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥17,800,000	¥17,266,000	¥16,910,000
Gross Rental Yield:	5.39%	5.56%	5.68%
Net Rental Yield:	3.78%	3.89%	3.98%

