

Puredome Palacio Ohtemon

Posted On 08-09-2019

 1-chome-4-27 Otemon, Chuo-ku, Fukuoka

¥ 6,700,000

BUY

Residential

Apartment

Tenanted

Fukuoka

 Floor Area
20.01 m²

 Layout
1K

 Built Year
1997

 Gross Yield
8.06%





PROPERTY INFO

Building / Land Information

	Property Name:	Puredome Palacio Ohtemon
	Address:	1-chome-4-27 Otemon, Chuo-ku, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1997

Unit Information

	Total Units:	38
	Layout:	1K
	Floor / Total Floors:	5 Floor / 9 Floors
	Floor Area:	20.01 m ² / 215.39 ft ²
	Balcony Area:	3.12 m ² / 33.58 ft ²
	Balcony Facing:	East
	Occupancy Status:	Tenanted

Additional Information

Amenities:	City center, all shopping facilities and restaurant nearby
Note 1:	Commercial area, banks, government offices surrounding
Note 2:	Ohorikoen station / 9 minutes walking distance

Location Information

	Transportation:	Akasaka station / 8 minutes walking distance
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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥45,000	¥540,000
Building Management Fee:	-¥7,200	-¥86,400
Building Sinking Fund:	-¥2,600	-¥31,200
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,475	-¥29,700
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥36,635
Net Rental Income After Tax:		¥356,065

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥6,700,000	¥6,499,000	¥6,365,000
Land Registration & Legal Fee (Estimated):	¥120,000		
Agency Brokerage Fee:	¥287,100	¥280,467	¥276,045
Total Cost of Purchase:	¥7,107,100	¥6,899,467	¥6,761,045

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥6,700,000	¥6,499,000	¥6,365,000
Gross Rental Yield:	8.06%	8.31%	8.48%
Net Rental Yield:	5.53%	5.70%	5.82%

