

## Royal Comfort Ohori Park

Residential

Apartment

Tenanted

Fukuoka

Posted On 28-09-2019

📍 1-chome-5-35 Torikai, Chuo-ku, Fukuoka

**¥ 2,900,000**

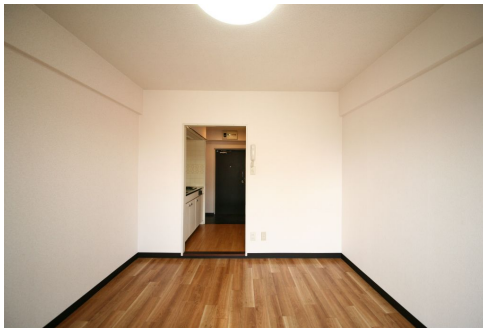
**BUY**

📍 Floor Area  
16.80 m<sup>2</sup>

🏠 Layout  
1K

📅 Built Year  
1985

📈 Gross Yield  
12.41%












## PROPERTY INFO

### Building / Land Information

	Property Name:	Royal Comfort Ohori Park
	Address:	1-chome-5-35 Torikai, Chuo-ku, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1985

### Unit Information

	Total Units:	56
	Layout:	1K
	Floor / Total Floors:	8 Floor / 8 Floors
	Floor Area:	16.80 m <sup>2</sup> / 180.84 ft <sup>2</sup>
	Balcony Area:	3.50 m <sup>2</sup> / 37.67 ft <sup>2</sup>
	Balcony Facing:	East
	Occupancy Status:	Tenanted

### Additional Information

### Location Information

	Transportation:	Nishijin station / 10 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥30,000	¥360,000
Building Management Fee:	-¥4,025	-¥48,300
Building Sinking Fund:	-¥6,500	-¥78,000
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥1,650	-¥19,800
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥20,000
Net Rental Income After Tax:		¥193,900

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥2,900,000	¥2,813,000	¥2,755,000
Land Registration & Legal Fee (Estimated):	¥110,000		
Agency Brokerage Fee:	¥149,600	¥145,772	¥143,220
Total Cost of Purchase:	¥3,159,600	¥3,068,772	¥3,008,220

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥2,900,000	¥2,813,000	¥2,755,000
Gross Rental Yield:	12.41%	12.80%	13.07%
Net Rental Yield:	6.77%	6.98%	7.13%

