

Residential Apartment Tenanted

# Ruet Maison Loire Jonan 2 404

# ¥ 3,900,000 BUY



Fukuoka







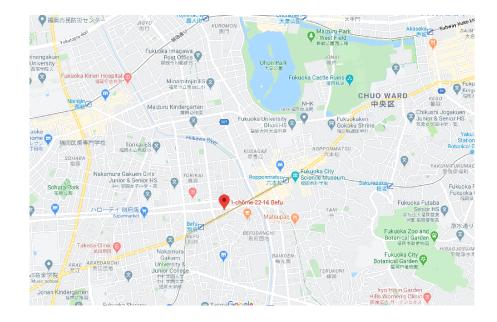








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#### **PROPERTY INFO**

# **Building / Land Information**

| ഹ | Property Name:      | Ruet Maison Loire Jonan 2 404    |
|---|---------------------|----------------------------------|
| 2 | Address:            | 1-22-16 Befu, Jonan-ku, Fukuoka. |
| 0 | Land Ownership:     | Freehold                         |
| æ | Building Structure: | Reinforced Concrete              |
|   | Built Year:         | 1989                             |

## **Unit Information**

|   | Total Units:          | 43  |
|---|-----------------------|---|
|   | Layout:               | 1K  |
| J   | Floor / Total Floors: | 4 Floor / 8 Floors                            |
|   | Floor Area:           | 18.90 m <sup>2</sup> / 203.44 ft <sup>2</sup> |
| ₽   | Balcony Area:         | $3.00 \text{ m}^2$ / $32.29 \text{ ft}^2$     |
| <u>,                                     </u> | Balcony Facing:       | East  |
| I   | Occupancy Status:     | Tenanted                                      |

# **Location Information**

Transportation:

Befu station / 1 minute walking distance



**Additional Information** 

### **INCOME & EXPENSE**

|   | Monthly | Annually |
|---|---------|----------|
| Rental Income:                                      | ¥32,000 | ¥384,000 |
| Building Management Fee:                            | -¥3,800 | -¥45,600 |
| Building Sinking Fund:                              | -¥3,410 | -¥40,920 |
| Other Miscellaneous Fee:                            | -¥200   | -¥2,400  |
| Agency Management Fee:                              | -¥1,760 | -¥21,120 |
| Annual Fixed Asset & City Planning Tax (Estimated): | -       | -¥30,000 |
| Net Rental Income After Tax:                        |         | ¥243,960 |

### COST OF PURCHASE

|  | Offer Price | 3% Offer Price | 5% Offer Price |
|--|-------------|----------------|----------------|
| Purchase Price:                            | ¥3,900,000  | ¥3,783,000     | ¥3,705,000     |
| Land Registration & Legal Fee (Estimated): | ¥110,000    |                |                |
| Agency Brokerage Fee:                      | ¥193,600    | ¥188,452       | ¥185,020       |
| Total Cost of Purchase:                    | ¥4,203,600  | ¥4,081,452     | ¥4,000,020     |

### RENTAL YIELD

|                     | Offer Price | 3% Uffer Price | 5% Offer Price |
|---------------------|-------------|----------------|----------------|
| Purchase Price:     | ¥3,900,000  | ¥3,783,000     | ¥3,705,000     |
| Gross Rental Yield: | 9.85%       | 10.15%         | 10.36%         |
| Net Rental Yield:   | 6.52%       | 6.72%          | 6.86%          |

