

Ruet Maison Loire Jonan 2 404

Residential

Apartment

Tenanted

Fukuoka

Posted On 27-05-2020

📍 1-22-16 Befu, Jonan-ku, Fukuoka.

¥ 3,900,000

BUY

📍 Floor Area
18.90 m²

🏠 Layout
1K

📅 Built Year
1989






📈 Gross Yield
9.85%












PROPERTY INFO

Building / Land Information


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

Unit Information

	Total Units:	43
	Layout:	1K
	Floor / Total Floors:	4 Floor / 8 Floors
	Floor Area:	18.90 m ² / 203.44 ft ²
	Balcony Area:	3.00 m ² / 32.29 ft ²
	Balcony Facing:	East
	Occupancy Status:	Tenanted

Additional Information

Location Information

	Transportation:	Befu station / 1 minute walking distance
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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%↓ Offer 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%

