

Shanboru 2nd Hirao

Posted On 05-11-2019

 2-chome-13-33 Hirao, Chuo-ku, Fukuoka.


¥ 12,800,000 **BUY**

Residential


Apartment


Tenanted

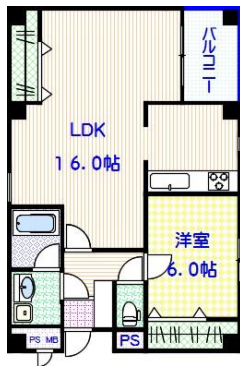
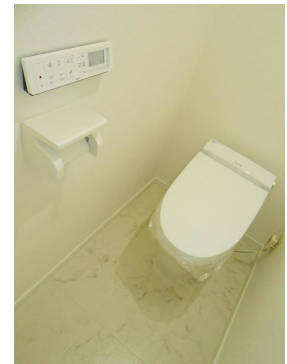
Fukuoka

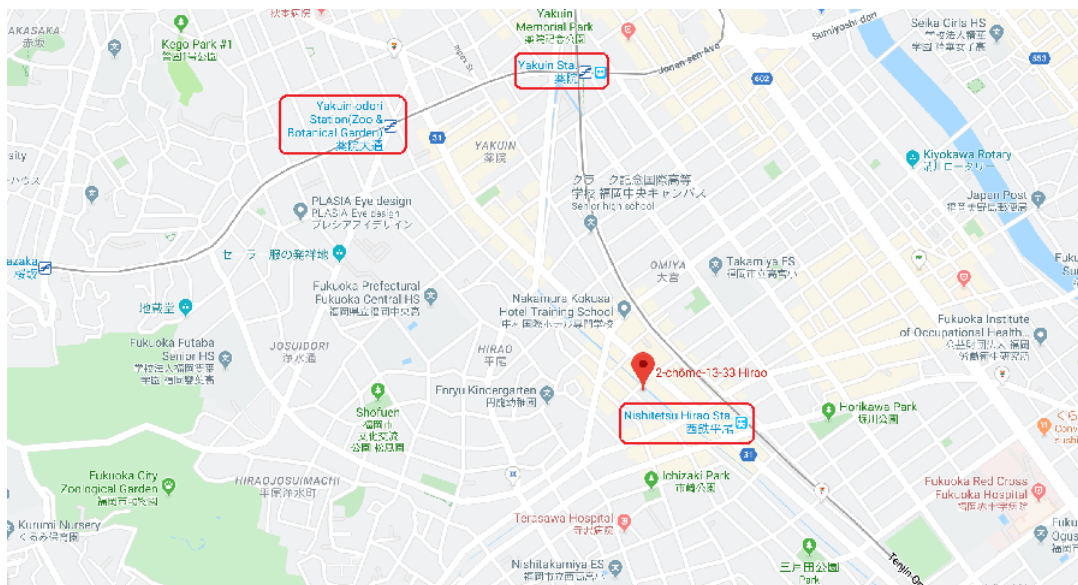
 Floor Area
55.21 m²

 Layout
1LDK

 Built Year
1981






 Gross Yield
0%











PROPERTY INFO

Building / Land Information


| | | |
|---|---------------------|--|
|  | Property Name: | Shanboru 2nd Hirao |
|  | Address: | 2-chome-13-33 Hirao, Chuo-ku, Fukuoka. |
|  | Land Ownership: | Freehold |
|  | Building Structure: | Reinforced Concrete |
|  | Built Year: | 1981 |

Unit Information

| | | |
|---|-----------------------|---|
|  | Total Units: | 35 |
|  | Layout: | 1LDK |
|  | Floor / Total Floors: | 6 Floor / 7 Floors |
|  | Floor Area: | 55.21 m ² / 594.28 ft ² |
|  | Balcony Area: | 4.05 m ² / 43.59 ft ² |
|  | Occupancy Status: | Tenanted |

Additional Information

Location Information

| | | |
|---|-----------------|--|
|  | Transportation: | Hirao station / 5 minutes walking distance |
|---|-----------------|--|



INCOME & EXPENSE

| | Monthly | Annually |
|---|----------|-----------|
| Rental Income: | ¥0 | ¥0 |
| Building Management Fee: | -¥11,550 | -¥138,600 |
| Building Sinking Fund: | -¥8,670 | -¥104,040 |
| Other Miscellaneous Fee: | -¥0 | -¥0 |
| Agency Management Fee: | -¥0 | -¥0 |
| Annual Fixed Asset & City Planning Tax (Estimated): | - | -¥48,000 |
| Net Rental Income After Tax: | | ¥-290,640 |

COST OF PURCHASE

| | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|--|-------------|-----------------|-----------------|
| Purchase Price: | ¥12,800,000 | ¥12,416,000 | ¥12,160,000 |
| Land Registration & Legal Fee (Estimated): | ¥150,000 | | |
| Agency Brokerage Fee: | ¥488,400 | ¥475,728 | ¥467,280 |
| Total Cost of Purchase: | ¥13,438,400 | ¥13,041,728 | ¥12,777,280 |

RENTAL YIELD

| | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|---------------------|-------------|-----------------|-----------------|
| Purchase Price: | ¥12,800,000 | ¥12,416,000 | ¥12,160,000 |
| Gross Rental Yield: | 0.00% | 0.00% | 0.00% |
| Net Rental Yield: | -1.81% | -1.86% | -1.90% |

