

The Parkhouse Fukuoka Towers West 12F

Posted On 13-05-2023

📍 2-2-4 Jigyohama, Chuo Ward, Fukuoka


¥ 63,800,000 **BUY**

Residential


Apartment


Vacant

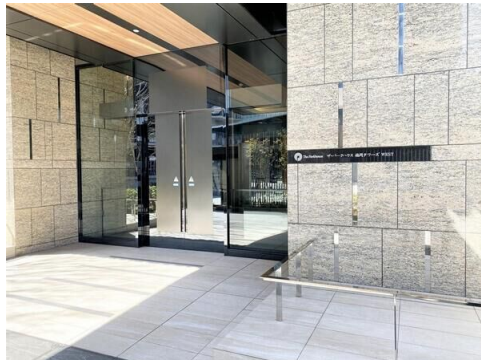
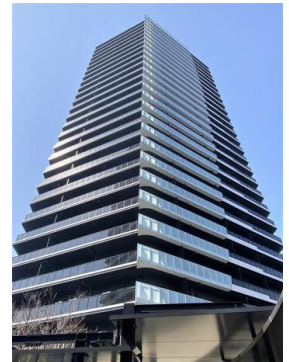
Fukuoka

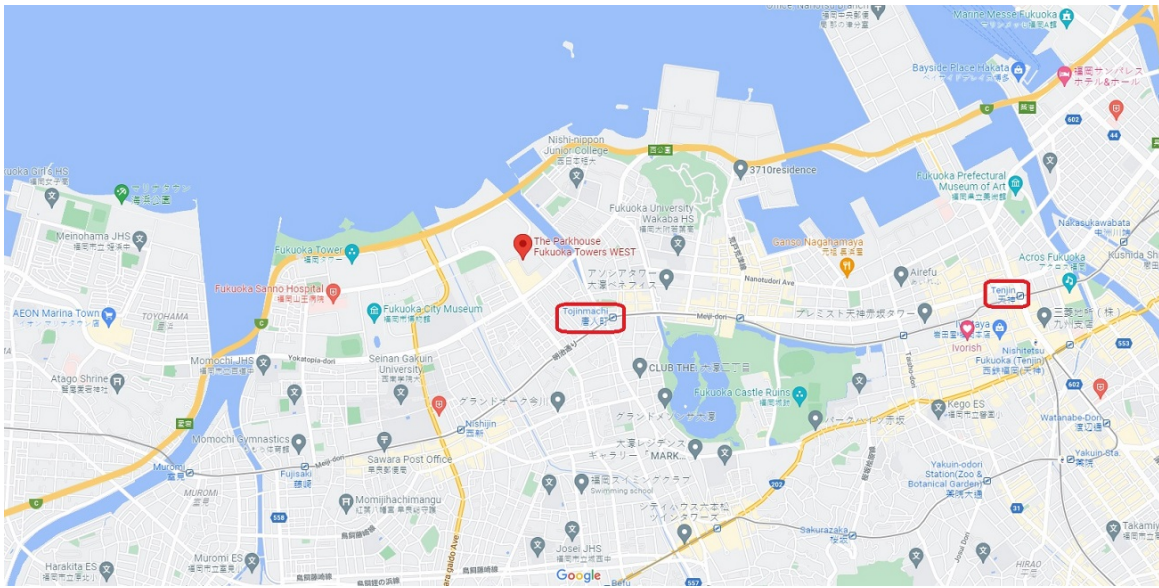
 Floor Area
81.41 m²

 Layout
3LDK

 Built Year
2019

 Gross Yield
0%












PROPERTY INFO

Building / Land Information

| | | |
|---|---------------------|---------------------------------------|
|  | Property Name: | The Parkhouse Fukuoka Towers West 12F |
|  | Address: | 2-2-4 Jigyohama, Chuo Ward, Fukuoka |
|  | Land Ownership: | Freehold |
|  | Building Structure: | Reinforced Concrete |
|  | Built Year: | 2019 |


Unit Information

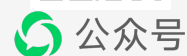
| | | |
|---|-----------------------|---|
|  | Total Units: | 292 |
|  | Layout: | 3LDK |
|  | Floor / Total Floors: | 12 Floor / 27 Floors |
|  | Floor Area: | 81.41 m ² / 876.30 ft ² |
|  | Balcony Area: | 27.85 m ² / 299.78 ft ² |
|  | Balcony Facing: | Southeast |
|  | Occupancy Status: | Vacant |

Additional Information

| | |
|------------|---|
| Amenities: | Shopping mall "Markis (Fukuoka Momochi)" |
| Note 1: | Next to Fukuoka Landmark "Fukuoka Paypay Dome" & Hilton Fukuoka Sea Hawk & Jigyo Central Park |
| Note 2: | Excellent sea view and green environment |
| Note 3: | ID: 99363891 |

Location Information

| | | |
|---|-----------------|---|
|  | Transportation: | Tojinmachi station / 8 minutes walking distance |
|---|-----------------|---|



INCOME & EXPENSE

| | Monthly | Annually |
|---|----------|-----------|
| Rental Income: | ¥0 | ¥0 |
| Building Management Fee: | -¥17,910 | -¥214,920 |
| Building Sinking Fund: | -¥5,700 | -¥68,400 |
| Other Miscellaneous Fee: | -¥0 | -¥0 |
| Agency Management Fee: | -¥0 | -¥0 |
| Annual Fixed Asset & City Planning Tax (Estimated): | - | -¥125,000 |
| Net Rental Income After Tax: | | ¥-408,320 |

COST OF PURCHASE

| | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|--|-------------|-----------------|-----------------|
| Purchase Price: | ¥63,800,000 | ¥61,886,000 | ¥60,610,000 |
| Land Registration & Legal Fee (Estimated): | ¥240,000 | | |
| Agency Brokerage Fee: | ¥2,171,400 | ¥2,108,238 | ¥2,066,130 |
| Total Cost of Purchase: | ¥66,211,400 | ¥64,234,238 | ¥62,916,130 |

RENTAL YIELD

| | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|---------------------|-------------|-----------------|-----------------|
| Purchase Price: | ¥63,800,000 | ¥61,886,000 | ¥60,610,000 |
| Gross Rental Yield: | 0.00% | 0.00% | 0.00% |
| Net Rental Yield: | -0.43% | -0.44% | -0.45% |

