

102 Daiina Mansion 502

Commercial

Office / Shop

Vacant


Fukuoka

Posted On 27-09-2019


 1-chome-7-27 Akasaka, Chuo-ku, Fukuoka


¥ 13,900,000

BUY

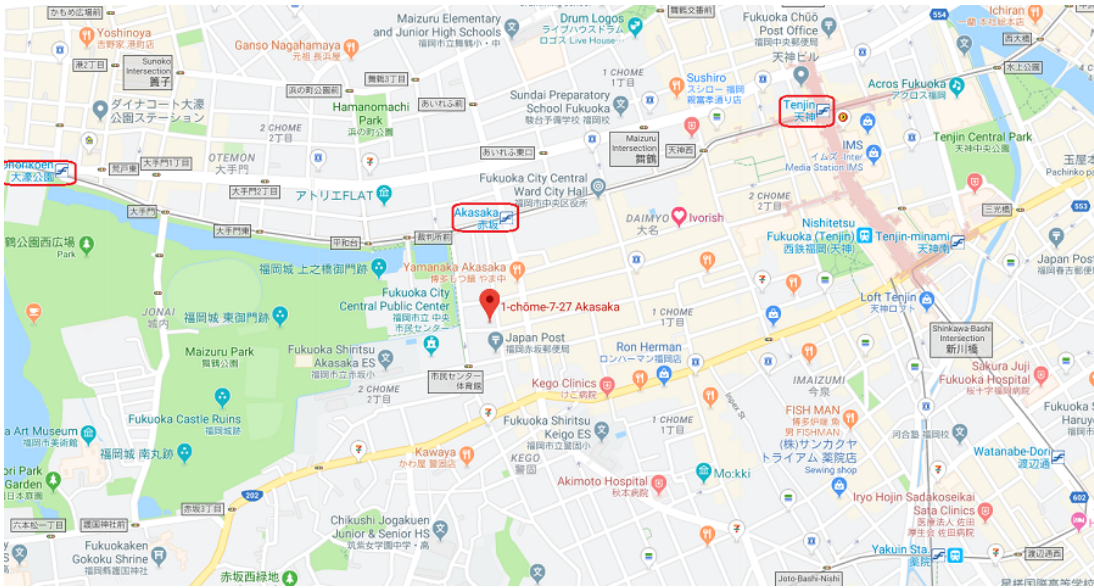
 Floor Area
40.49 m²

 Layout
1LDK

 Built Year
1974






 Gross Yield
0%











PROPERTY INFO

Building / Land Information

	Property Name:	102 Daiina Mansion 502
	Address:	1-chome-7-27 Akasaka, Chuo-ku, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1974

Unit Information

	Layout:	1LDK
	Floor / Total Floors:	5 Floor / 6 Floors
	Floor Area:	40.49 m ² / 435.83 ft ²
	Balcony Area:	8.00 m ² / 86.11 ft ²
	Balcony Facing:	South
	Occupancy Status:	Vacant

Additional Information

Amenities:	City center, all shopping facilities and restaurant nearby
Note 1:	Commercial area, banks, government offices surrounding
Note 2:	Office use or residential use
Note 3:	New renovation cost 3 million yen

Location Information

	Transportation:	Akasaka station / 5 minutes walking distance
---	-----------------	--



INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥11,700	-¥140,400
Building Sinking Fund:	-¥8,500	-¥102,000
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥70,000
Net Rental Income After Tax:		¥-312,400

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥13,900,000	¥13,483,000	¥13,205,000
Land Registration & Legal Fee (Estimated):	¥180,000		
Agency Brokerage Fee:	¥524,700	¥510,939	¥501,765
Total Cost of Purchase:	¥14,604,700	¥14,173,939	¥13,886,765

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥13,900,000	¥13,483,000	¥13,205,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-1.66%	-1.71%	-1.75%

