

# Amex Hills Takatori 303

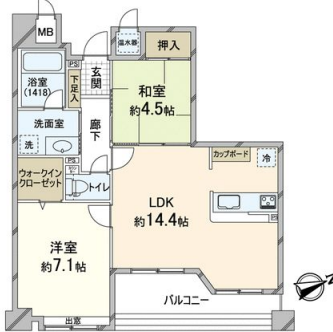
Residential Apartment Vacant Fukuoka

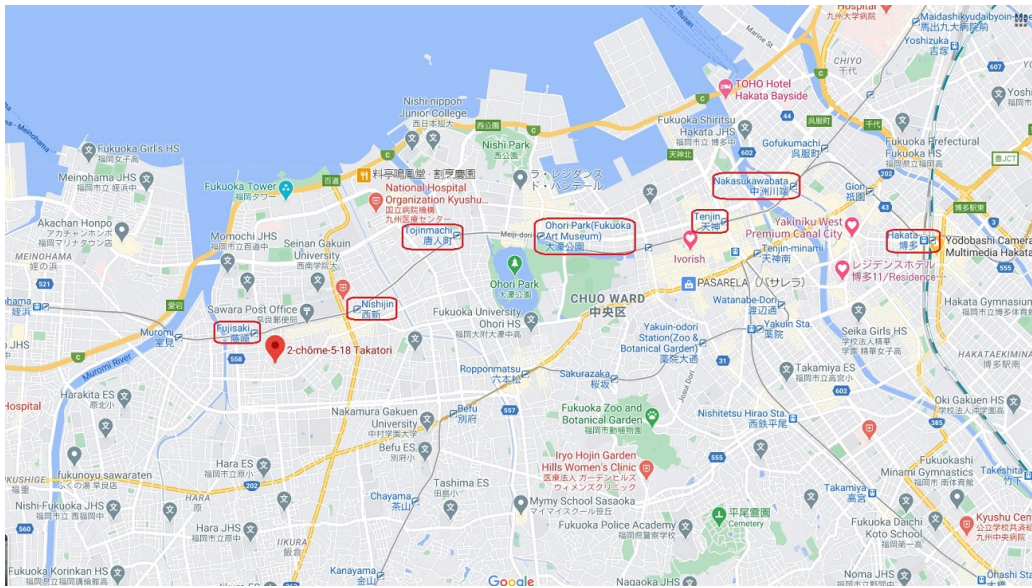
Posted On 21-10-2020

📍 2-5-18 Takatori, Sawara Ward, Fukuoka

**¥ 28,900,000** **BUY**

 Floor Area 60.08 m <sup>2</sup>	 Layout 2LDK	 Built Year 2004	 Gross Yield 0%
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## PROPERTY INFO

### Building / Land Information

	Property Name:	Amex Hills Takatori 303
	Address:	2-5-18 Takatori, Sawara Ward, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	2004

### Unit Information

	Total Units:	17
	Layout:	2LDK
	Floor / Total Floors:	3 Floor / 7 Floors
	Floor Area:	60.08 m <sup>2</sup> / 646.70 ft <sup>2</sup>
	Balcony Area:	8.28 m <sup>2</sup> / 89.13 ft <sup>2</sup>
	Balcony Facing:	Southeast
	Occupancy Status:	Vacant

### Additional Information

Note 1: ID: 99000162

### Location Information

	Transportation:	Fujisaki station / 5 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥6,300	-¥75,600
Building Sinking Fund:	-¥12,300	-¥147,600
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥100,000
	Net Rental Income After Tax:	¥-323,200

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥28,900,000	¥28,033,000	¥27,455,000
Land Registration & Legal Fee (Estimated):	¥200,000		
Agency Brokerage Fee:	¥1,019,700	¥991,089	¥972,015
Total Cost of Purchase:	¥30,119,700	¥29,224,089	¥28,627,015

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥28,900,000	¥28,033,000	¥27,455,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-0.74%	-0.76%	-0.78%

