

## Avance Yakuin

Residential

Apartment

Tenanted

Fukuoka

Posted On 24-07-2020

📍 1-3-8 Shirogane, Chuo-ku, Fukuoka

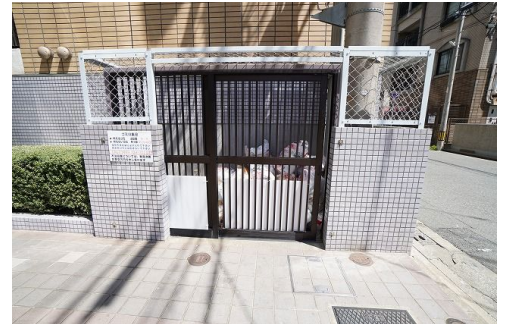
**¥ 5,650,000** **BUY**

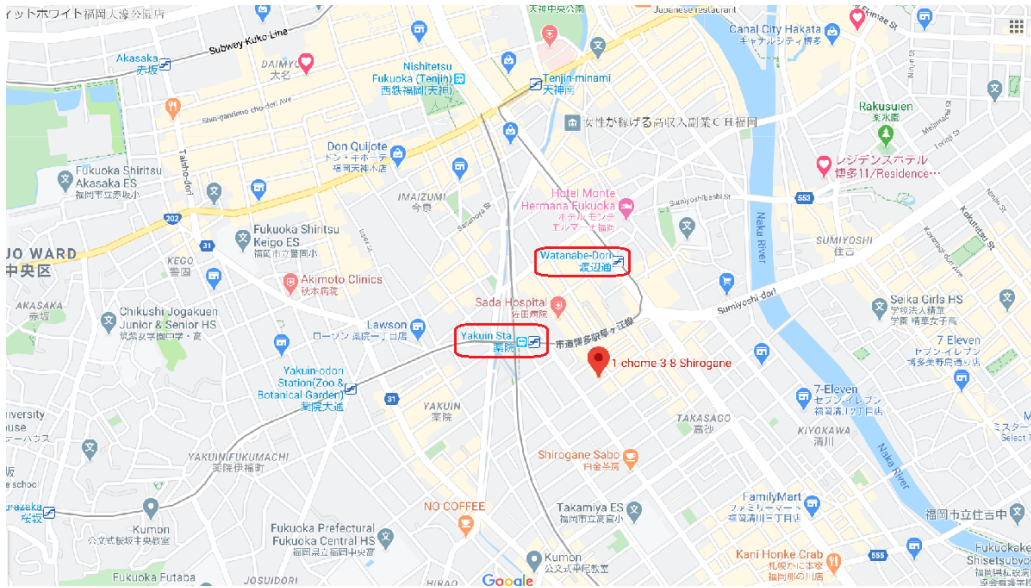
📏 Floor Area  
18.25 m<sup>2</sup>

🏠 Layout  
1R

📅 Built Year  
1995

📈 Gross Yield  
8.5%












## PROPERTY INFO

### Building / Land Information

	Property Name:	Avance Yakuin
	Address:	1-3-8 Shirogane, Chuo-ku, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1995


### Unit Information


	Total Units:	50
	Layout:	1R
	Floor / Total Floors:	4 Floor / 11 Floors
	Floor Area:	18.25 m <sup>2</sup> / 196.44 ft <sup>2</sup>
	Balcony Area:	3.45 m <sup>2</sup> / 37.14 ft <sup>2</sup>
	Balcony Facing:	Northwest
	Occupancy Status:	Tenanted

### Additional Information

Amenities:	Prime area, shopping, restaurant, hospitals, nearby
Note 1:	ID: 98938144

### Location Information

	Transportation:	Yakuin station / 3 minutes walking distance
---	-----------------	---

 info@japan-realty.com  
Singapore +65 8188 8316



公众号 Page 2

## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥40,000	¥480,000
Building Management Fee:	-¥3,200	-¥38,400
Building Sinking Fund:	-¥4,020	-¥48,240
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,200	-¥26,400
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥35,000
Net Rental Income After Tax:		¥331,960

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥5,650,000	¥5,480,500	¥5,367,500
Land Registration & Legal Fee (Estimated):	¥120,000		
Agency Brokerage Fee:	¥252,450	¥246,857	¥243,128
Total Cost of Purchase:	¥6,022,450	¥5,847,357	¥5,730,628

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥5,650,000	¥5,480,500	¥5,367,500
Gross Rental Yield:	8.50%	8.76%	8.94%
Net Rental Yield:	6.09%	6.28%	6.41%

