

JAPAN REALTY 日本不動產

Belt Pier EXE Fukuoka II

Residential

Apartment Tenanted

Fukuoka

Posted On 07-11-2019

3-chome-19-6 Matsuda, Higashi-ku, Fukuoka.

¥ 5,000,000

△ Floor Area __ 18.72 m²

⊞ Layout 1K

Built Year 1990

✓ Gross Yield 8.28%









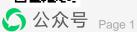






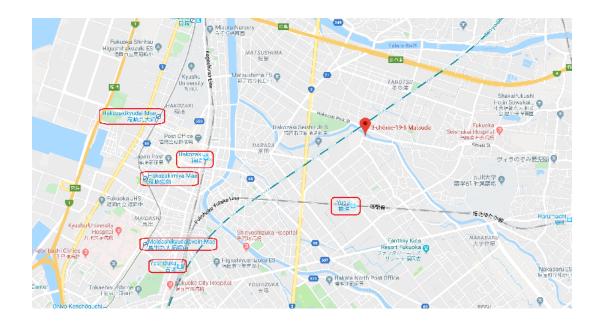












PROPERTY INFO

Building / Land Information

Property Name: Belt Pier EXE Fukuoka II

Address: 3-chome-19-6 Matsuda, Higashi-ku, Fukuoka.

0 Land Ownership: Freehold

Building Structure: Steel Reinforced Concrete

Built Year: 1990

Unit Information Additional Information

6 Floor / 8 Floors

Total Units: 52

Layout: 1K

Floor / Total Floors: Floor Area: 18.72 m² / 201.50 ft²

<u>.</u> $3.00 \text{ m}^2 / 32.29 \text{ ft}^2$ Balcony Area:

Tenanted Occupancy Status:

Location Information

Transportation: Yusu station / 8 minutes walking distance

















	Monthly	Annually
Rental Income:	¥34,500	¥414,000
Building Management Fee:	-¥2,230	-¥26,760
Building Sinking Fund:	-¥1,690	-¥20,280
Other Miscellaneous Fee:	-¥2,000	-¥24,000
Agency Management Fee:	-¥1,898	-¥22,770
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥22,931
Net Rental Income After Tax:		¥297,259

COST OF PURCHASE

	Offer Price	3% Offer Price	5% Offer Price
Purchase Price:	¥5,000,000	¥4,850,000	¥4,750,000
Land Registration & Legal Fee (Estimated):	¥110,000		
Agency Brokerage Fee:	¥231,000	¥226,050	¥222,750
Total Cost of Purchase:	¥5,341,000	¥5,186,050	¥5,082,750

RENTAL YIELD

	Offer Price	3% Offer Price	5% Offer Price
Purchase Price:	¥5,000,000	¥4,850,000	¥4,750,000
Gross Rental Yield:	8.28%	8.54%	8.72%
Net Rental Yield:	5.99%	6.18%	6.31%

















