

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

BUY

 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.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1990

Unit Information

	Total Units:	52
	Layout:	1K
	Floor / Total Floors:	6 Floor / 8 Floors
	Floor Area:	18.72 m ² / 201.50 ft ²
	Balcony Area:	3.00 m ² / 32.29 ft ²
	Occupancy Status:	Tenanted

Additional Information

Location Information

	Transportation:	Yusu station / 8 minutes walking distance
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INCOME & EXPENSE

	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%

