

# Chisan Mansion 3rd Hakata

Residential

Apartment

Vacant

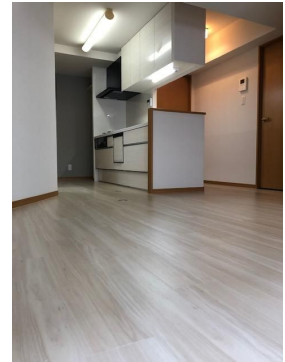
Fukuoka

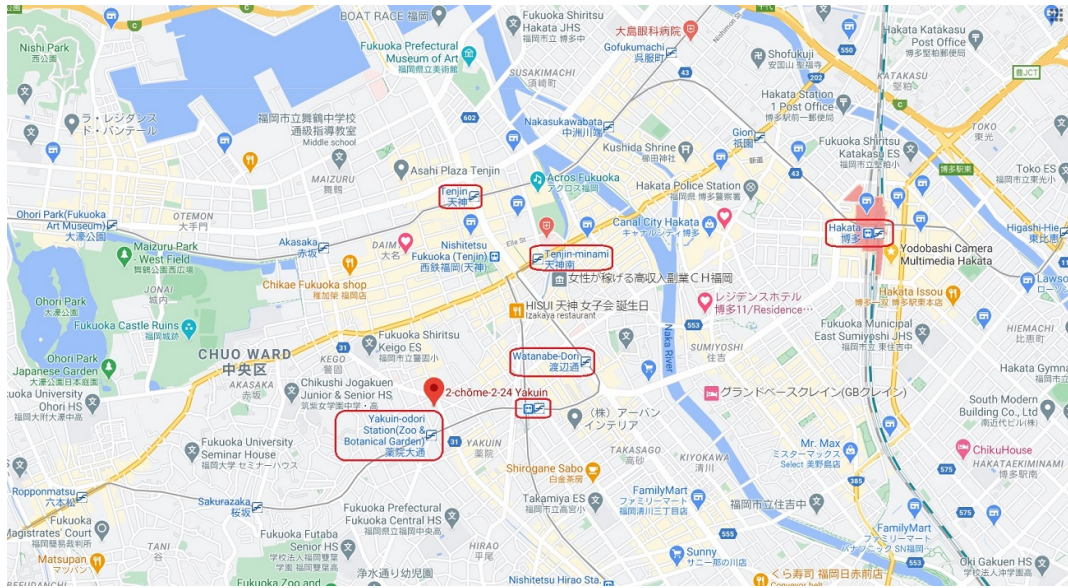
Posted On 21-09-2020

📍 2-2-24 Yakuin, Chuo-ku, Fukuoka.

**¥ 16,980,000** **BUY**

📍 Floor Area 54.89 m <sup>2</sup>	🏠 Layout 2LDK	📅 Built Year 1974	📈 Gross Yield 0%
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## PROPERTY INFO

### Building / Land Information

	Property Name:	Chisan Mansion 3rd Hakata
	Address:	2-2-24 Yakuin, Chuo-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1974


### Unit Information

	Total Units:	72
	Layout:	2LDK
	Floor / Total Floors:	9 Floor / 11 Floors
	Floor Area:	54.89 m <sup>2</sup> / 590.84 ft <sup>2</sup>
	Balcony Area:	5.62 m <sup>2</sup> / 60.49 ft <sup>2</sup>
	Balcony Facing:	South
	Occupancy Status:	Vacant

### Additional Information

Amenities:	Prime area, shopping, eatery nearby
Note 1:	Renovation done
Note 2:	ID: 98833638

### Location Information

	Transportation:	Yakuin-Odori station / 3 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥11,200	-¥134,400
Building Sinking Fund:	-¥11,600	-¥139,200
Other Miscellaneous Fee:	-¥900	-¥10,800
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥90,000
	Net Rental Income After Tax:	¥-374,400

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥16,980,000	¥16,470,600	¥16,131,000
Land Registration & Legal Fee (Estimated):	¥180,000		
Agency Brokerage Fee:	¥626,340	¥609,530	¥598,323
Total Cost of Purchase:	¥17,786,340	¥17,260,130	¥16,909,323

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥16,980,000	¥16,470,600	¥16,131,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-1.60%	-1.65%	-1.68%

