

**Daina Court Nishikoen
Trend 10F**

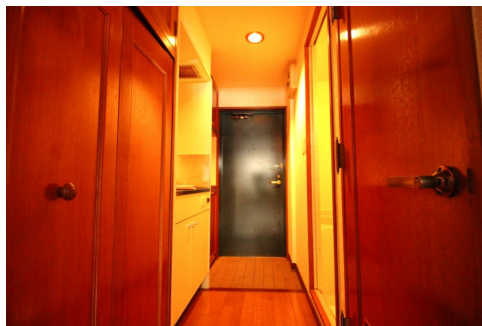
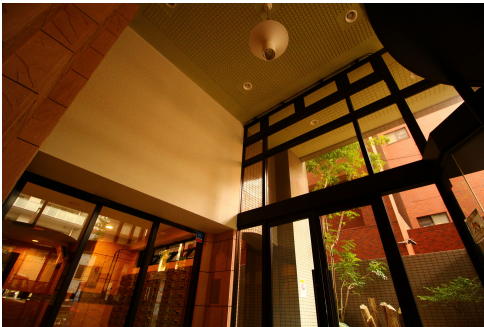
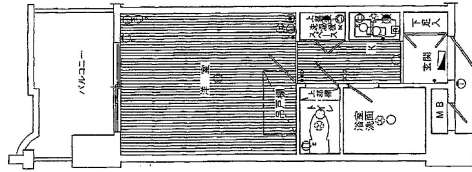
Residential Apartment Tenanted **Fukuoka**

Posted On 06-02-2021

📍 1-chome-7-16 Arato, Chuo-ku, Fukuoka.

¥ 5,500,000 **BUY**






 Floor Area 16.47 m ²	 Layout 1K	 Built Year 1990	 Gross Yield 8.73%
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PROPERTY INFO

Building / Land Information


	Property Name:	Daina Court Nishikoen Trend 10F
	Address:	1-chome-7-16 Arato, Chuo-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1990

Unit Information

	Total Units:	78
	Layout:	1K
	Floor / Total Floors:	10 Floor / 13 Floors
	Floor Area:	16.47 m ² / 177.28 ft ²
	Balcony Area:	4.20 m ² / 45.21 ft ²
	Occupancy Status:	Tenanted

Additional Information

Location Information

	Transportation:	Ohori-koen Station / 5 minutes walking distance
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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥40,000	¥480,000
Building Management Fee:	-¥5,800	-¥69,600
Building Sinking Fund:	-¥3,960	-¥47,520
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,200	-¥26,400
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥35,388
Net Rental Income After Tax:		¥301,092

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥5,500,000	¥5,335,000	¥5,225,000
Land Registration & Legal Fee (Estimated):	¥110,000		
Agency Brokerage Fee:	¥247,500	¥242,055	¥238,425
Total Cost of Purchase:	¥5,857,500	¥5,687,055	¥5,573,425

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥5,500,000	¥5,335,000	¥5,225,000
Gross Rental Yield:	8.73%	9.00%	9.19%
Net Rental Yield:	5.74%	5.92%	6.05%

