

## Daina Court Pier Kurosaki

Residential

Apartment

Tenanted

Fukuoka

Posted On 12-11-2019

📍 3-3-30 Kumade, Yahatanishi-ku, Kitakyushu.

¥ 2,250,000

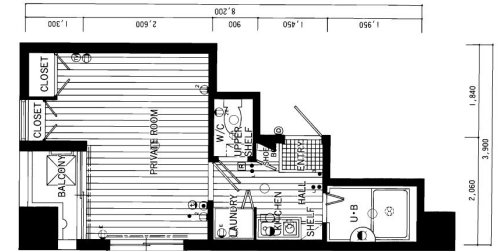
BUY

📐 Floor Area  
20.77 m<sup>2</sup>

🏠 Layout  
1K

📅 Built Year  
1990



📈 Gross Yield  
16%











## PROPERTY INFO

### Building / Land Information


	Property Name:	Daina Court Pier Kurosaki
	Address:	3-3-30 Kumade, Yahatanishi-ku, Kitakyushu.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1990


### Unit Information

	Total Units:	24
	Layout:	1K
	Floor / Total Floors:	5 Floor / 10 Floors
	Floor Area:	20.77 m <sup>2</sup> / 223.57 ft <sup>2</sup>
	Balcony Area:	2.60 m <sup>2</sup> / 27.99 ft <sup>2</sup>
	Occupancy Status:	Tenanted

### Additional Information

### Location Information

	Transportation:	Kurosaki station / 8 minutes walking distance
---	-----------------	---

 [info@japan-realty.com](mailto:info@japan-realty.com)  
Singapore +65 8188 8316



公众号 Page 2

## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥30,000	¥360,000
Building Management Fee:	-¥6,000	-¥72,000
Building Sinking Fund:	-¥7,080	-¥84,960
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥1,650	-¥19,800
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥18,000
Net Rental Income After Tax:		¥165,240

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥2,250,000	¥2,182,500	¥2,137,500
Land Registration & Legal Fee (Estimated):	¥100,000		
Agency Brokerage Fee:	¥121,000	¥118,030	¥116,050
Total Cost of Purchase:	¥2,471,000	¥2,400,530	¥2,353,550

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥2,250,000	¥2,182,500	¥2,137,500
Gross Rental Yield:	16.00%	16.49%	16.84%
Net Rental Yield:	7.42%	7.64%	7.81%

