



JAPAN REALTY
日本不動産

Daina Court Sandaimae

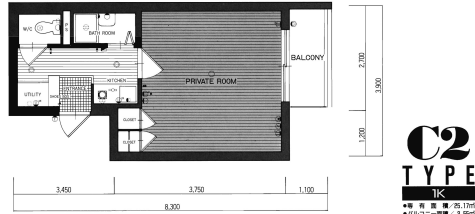
Residential Apartment Tenanted Fukuoka

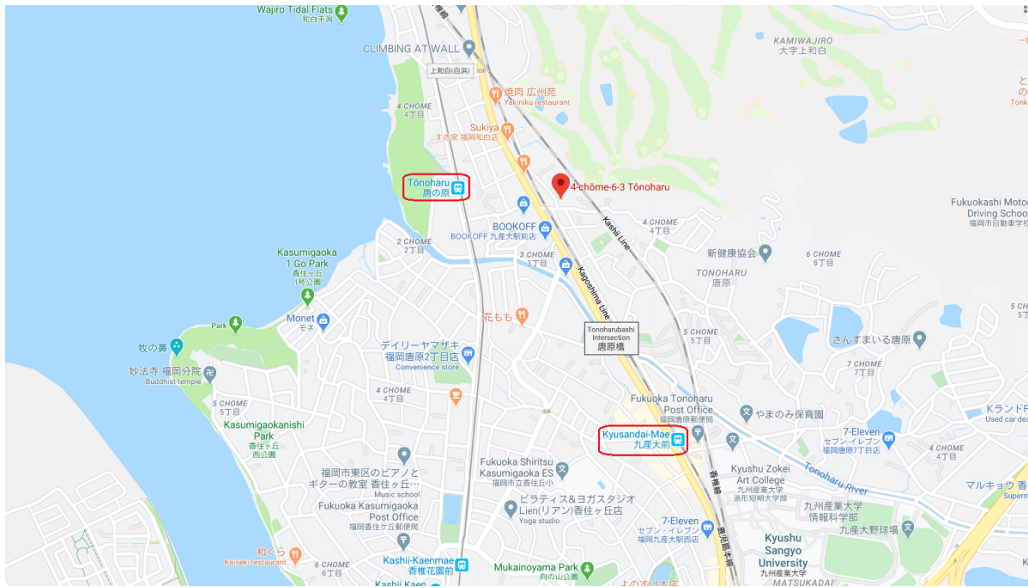
Posted On 11-08-2020

4-6-3 Tonoharu, Higashi-ku, Fukuoka.

¥ 2,600,000 BUY



Floor Area 25.17 m ²	Layout 1K	Built Year 1990	Gross Yield 11.54%
------------------------------------	--------------	--------------------	-----------------------












PROPERTY INFO

Building / Land Information

	Property Name:	Daina Court Sandaimae
	Address:	4-6-3 Tonoharu, Higashi-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1990


Unit Information

	Total Units:	40
	Layout:	1K
	Floor / Total Floors:	1 Floor / 5 Floors
	Floor Area:	25.17 m ² / 270.93 ft ²
	Balcony Area:	2.55 m ² / 27.45 ft ²
	Balcony Facing:	North
	Occupancy Status:	Tenanted

Additional Information

Note 1: ID: 98821658

Location Information

 Transportation: Tonoharu station / 7 minutes walking distance

 info@japan-realty.com
Singapore +65 8188 8316



公众号 Page 2

INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥25,000	¥300,000
Building Management Fee:	-¥3,550	-¥42,600
Building Sinking Fund:	-¥7,400	-¥88,800
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥1,375	-¥16,500
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥17,000
Net Rental Income After Tax:		¥135,100

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥2,600,000	¥2,522,000	¥2,470,000
Land Registration & Legal Fee (Estimated):	¥90,000		
Agency Brokerage Fee:	¥136,400	¥132,968	¥130,680
Total Cost of Purchase:	¥2,826,400	¥2,744,968	¥2,690,680

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥2,600,000	¥2,522,000	¥2,470,000
Gross Rental Yield:	11.54%	11.90%	12.15%
Net Rental Yield:	5.38%	5.55%	5.66%

