

**Estate More Ropponmatsu II 305**

Residential

Apartment

Tenanted

Fukuoka

Posted On 22-08-2022

📍 4-4-12 Ropponmatsu, Chuo-ku, Fukuoka.

**¥ 5,100,000**

**BUY**

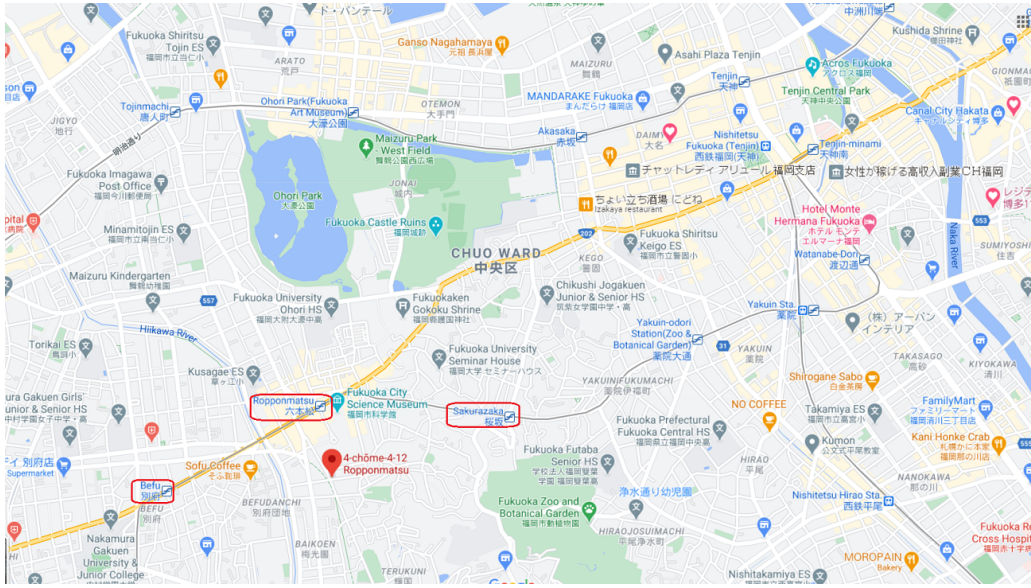
📏 Floor Area  
21.90 m<sup>2</sup>

🏠 Layout  
1K

📅 Built Year  
1988



📈 Gross Yield  
8.24%












## PROPERTY INFO

### Building / Land Information

	Property Name:	Estate More Ropponmatsu II 305
	Address:	4-4-12 Ropponmatsu, Chuo-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1988

### Unit Information

	Total Units:	27
	Layout:	1K
	Floor / Total Floors:	3 Floor / 6 Floors
	Floor Area:	21.90 m <sup>2</sup> / 235.73 ft <sup>2</sup>
	Balcony Area:	3.47 m <sup>2</sup> / 37.35 ft <sup>2</sup>
	Balcony Facing:	Southwest
	Occupancy Status:	Tenanted

### Additional Information

Note 1: ID: 98988983

### Location Information

 Transportation: Ropponmatsu station / 7 minutes walking distance

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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥35,000	¥420,000
Building Management Fee:	-¥4,950	-¥59,400
Building Sinking Fund:	-¥6,000	-¥72,000
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥1,925	-¥23,100
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥27,000
Net Rental Income After Tax:		¥238,500

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥5,100,000	¥4,947,000	¥4,845,000
Land Registration & Legal Fee (Estimated):	¥110,000		
Agency Brokerage Fee:	¥234,300	¥229,251	¥225,885
Total Cost of Purchase:	¥5,444,300	¥5,286,251	¥5,180,885

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥5,100,000	¥4,947,000	¥4,845,000
Gross Rental Yield:	8.24%	8.49%	8.67%
Net Rental Yield:	4.88%	5.03%	5.13%

