

Estate More Yakuin 9F

Posted On 08-02-2020

📍 3-11-5 Yakuin, Ch??-ku, Fukuoka.

¥ 7,800,000

BUY

Residential

Apartment

Tenanted

Fukuoka

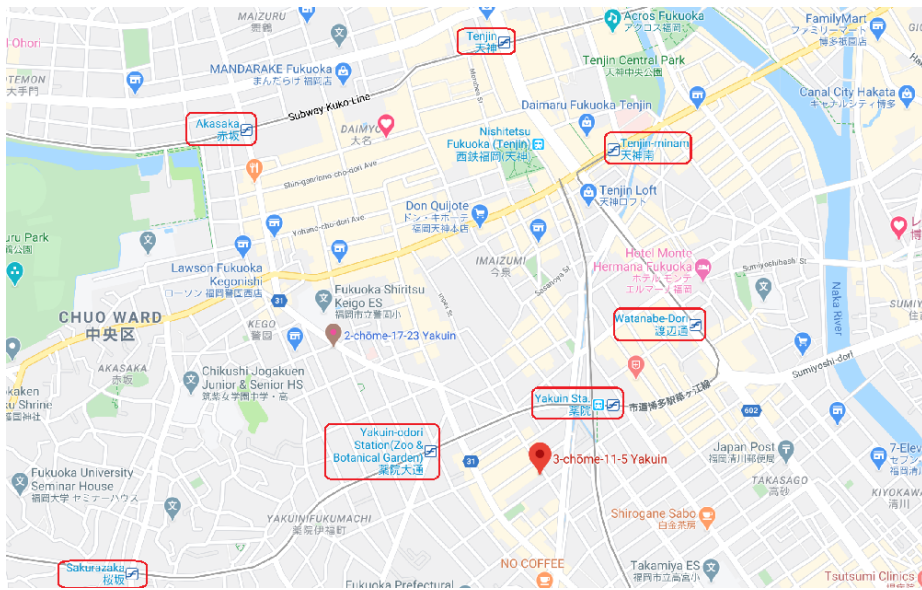
 Floor Area
24.30 m²

 Layout
1K

 Built Year
1997

 Gross Yield
7.69%





PROPERTY INFO

Building / Land Information

	Property Name:	Estate More Yakuin 9F
	Address:	3-11-5 Yakuin, Ch??-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1997

Unit Information

	Total Units:	80
	Layout:	1K
	Floor / Total Floors:	9 Floor / 14 Floors
	Floor Area:	24.30 m ² / 261.57 ft ²
	Balcony Area:	3.44 m ² / 37.03 ft ²
	Balcony Facing:	Northwest
	Occupancy Status:	Tenanted

Additional Information

Amenities: Prime area, shopping, eatery nearby

Location Information

Transportation: Yakuin station / 3 minutes walking distance

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



公众号

INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥50,000	¥600,000
Building Management Fee:	-¥6,000	-¥72,000
Building Sinking Fund:	-¥600	-¥7,200
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,750	-¥33,000
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥35,000
Net Rental Income After Tax:		¥452,800

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥7,800,000	¥7,566,000	¥7,410,000
Land Registration & Legal Fee (Estimated):	¥140,000		
Agency Brokerage Fee:	¥323,400	¥315,678	¥310,530
Total Cost of Purchase:	¥8,263,400	¥8,021,678	¥7,860,530

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥7,800,000	¥7,566,000	¥7,410,000
Gross Rental Yield:	7.69%	7.93%	8.10%
Net Rental Yield:	5.90%	6.09%	6.21%

