

## Exceed Kenchozen 203

Residential

Apartment

Tenanted

Fukuoka

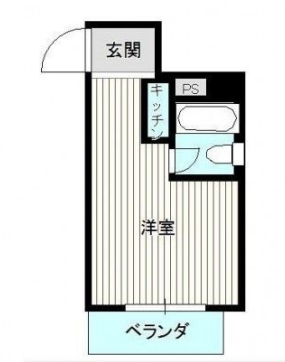
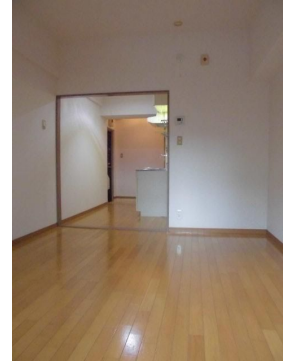
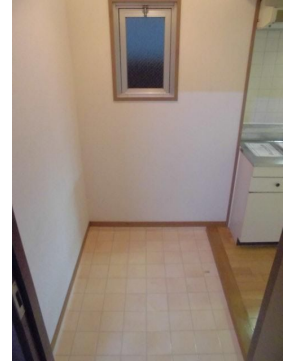
Posted On 03-10-2019

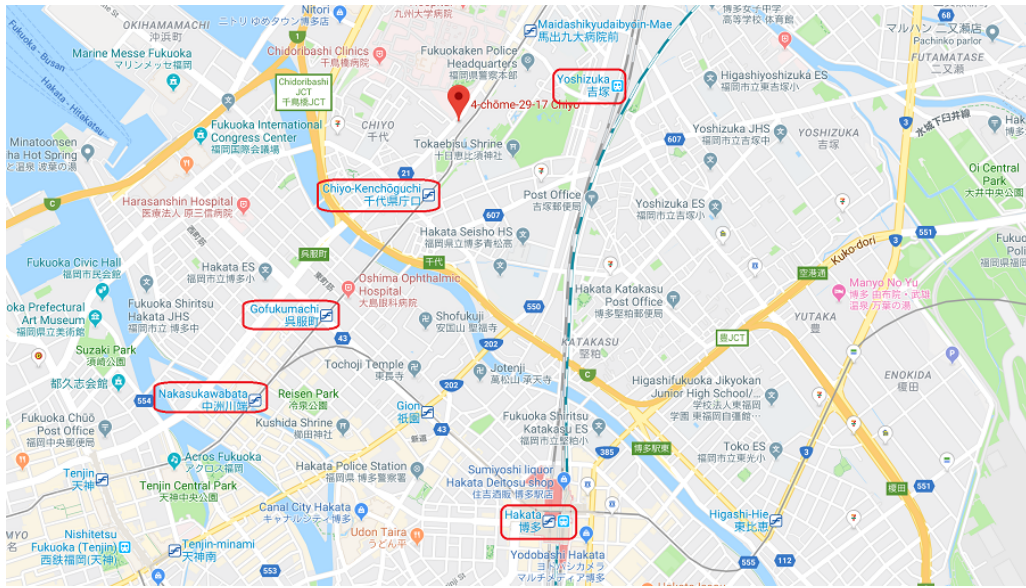
📍 4-chome-29-17 Chiyo, Hakata-ku, Fukuoka.

**¥ 3,700,000**

**BUY**






📍 Floor Area 19.57 m <sup>2</sup>	🏠 Layout 1K	📅 Built Year 1985	📈 Gross Yield 11.68%
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## PROPERTY INFO

### Building / Land Information

	Property Name:	Exceed Kenchozen 203
	Address:	4-chome-29-17 Chiyo, Hakata-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1985

### Unit Information


	Total Units:	32
	Layout:	1K
	Floor / Total Floors:	2 Floor / 9 Floors
	Floor Area:	19.57 m <sup>2</sup> / 210.65 ft <sup>2</sup>
	Balcony Area:	2.89 m <sup>2</sup> / 31.11 ft <sup>2</sup>
	Balcony Facing:	North
	Occupancy Status:	Tenanted

### Additional Information

Note 1: Nice and convenient residential area

### Location Information

 Transportation: Chiyo-Kenchoguchi station / 6 minutes walking distance

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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥36,000	¥432,000
Building Management Fee:	-¥5,800	-¥69,600
Building Sinking Fund:	-¥6,700	-¥80,400
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥1,980	-¥23,760
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥30,000
	Net Rental Income After Tax:	¥228,240

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥3,700,000	¥3,589,000	¥3,515,000
Land Registration & Legal Fee (Estimated):	¥110,000		
Agency Brokerage Fee:	¥184,800	¥179,916	¥176,660
Total Cost of Purchase:	¥3,994,800	¥3,878,916	¥3,801,660

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥3,700,000	¥3,589,000	¥3,515,000
Gross Rental Yield:	11.68%	12.04%	12.29%
Net Rental Yield:	6.46%	6.66%	6.80%

