

# Excel Heights Ohori Kita

Residential

Apartment

Vacant

Fukuoka

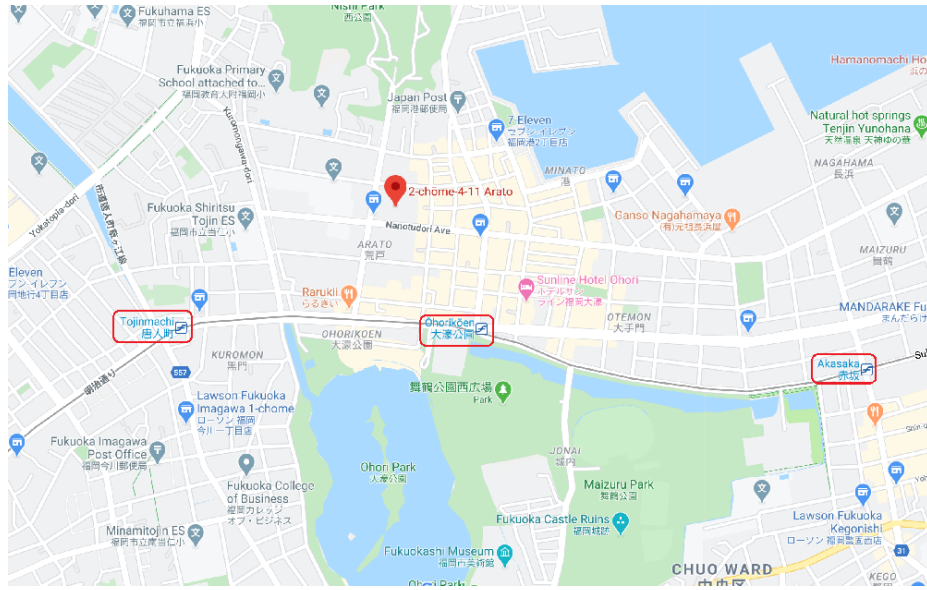
Posted On 20-02-2020

📍 2-4-11 Arato, Chuo-ku, Fukuoka

**¥ 18,800,000** **BUY**






📍 Floor Area 58.06 m <sup>2</sup>	🏠 Layout 2LDK	📅 Built Year 1981	📈 Gross Yield 0%
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## PROPERTY INFO

### Building / Land Information

	Property Name:	Excel Heights Ohori Kita
	Address:	2-4-11 Arato, Chuo-ku, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1981

### Unit Information

	Total Units:	60
	Layout:	2LDK
	Floor / Total Floors:	7 Floor / 11 Floors
	Floor Area:	58.06 m <sup>2</sup> / 624.96 ft <sup>2</sup>
	Balcony Area:	8.90 m <sup>2</sup> / 95.80 ft <sup>2</sup>
	Balcony Facing:	East
	Occupancy Status:	Vacant

### Additional Information

Amenities:	Prime area, shopping, restaurant, hospitals, banks nearby
Note 1:	New renovation done in Oct 2019

### Location Information

	Transportation:	Ohori-koen station / 6 minutes walking distance
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 info@japan-realty.com  
Singapore +65 8188 8316



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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥9,500	-¥114,000
Building Sinking Fund:	-¥5,810	-¥69,720
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥80,000
	Net Rental Income After Tax:	¥-263,720

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥18,800,000	¥18,236,000	¥17,860,000
Land Registration & Legal Fee (Estimated):	¥180,000		
Agency Brokerage Fee:	¥686,400	¥667,788	¥655,380
Total Cost of Purchase:	¥19,666,400	¥19,083,788	¥18,695,380

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥18,800,000	¥18,236,000	¥17,860,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-0.93%	-0.96%	-0.98%

