

## Excellence Gion 208

Residential

Apartment

Vacant

Fukuoka

Posted On 13-02-2023

📍 1-3 Reisenmachi, Hakata Ward, Fukuoka

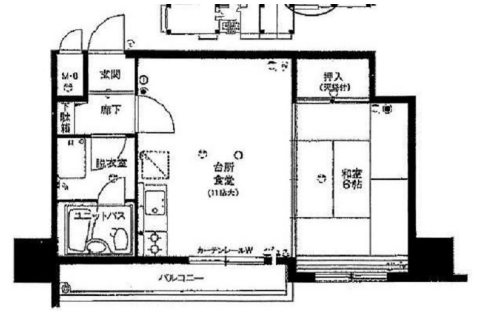
**¥ 12,900,000** **BUY**

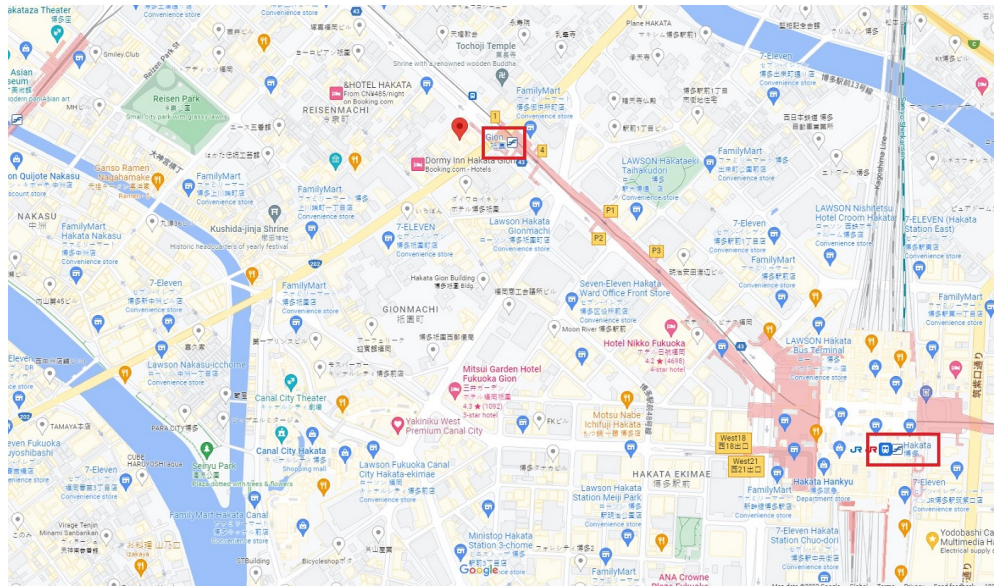
📐 Floor Area  
38.18 m<sup>2</sup>

🏠 Layout  
1DK

📅 Built Year  
1981

📈 Gross Yield  
0%












## PROPERTY INFO

### Building / Land Information

	Property Name:	Excellence Gion 208
	Address:	1-3 Reisenmachi, Hakata Ward, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1981

### Unit Information

	Total Units:	168
	Layout:	1DK
	Floor / Total Floors:	2 Floor / 12 Floors
	Floor Area:	38.18 m <sup>2</sup> / 410.97 ft <sup>2</sup>
	Balcony Area:	5.07 m <sup>2</sup> / 54.57 ft <sup>2</sup>
	Balcony Facing:	North
	Occupancy Status:	Vacant

### Additional Information

Note 1: ID: 99285128

### Location Information

 Transportation: Gion station / 3 min walking distance

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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥1,540	-¥18,480
Building Sinking Fund:	-¥3,850	-¥46,200
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥70,000
Net Rental Income After Tax:		¥-134,680

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥12,900,000	¥12,513,000	¥12,255,000
Land Registration & Legal Fee (Estimated):	¥200,000		
Agency Brokerage Fee:	¥491,700	¥478,929	¥470,415
Total Cost of Purchase:	¥13,591,700	¥13,191,929	¥12,925,415

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥12,900,000	¥12,513,000	¥12,255,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-0.48%	-0.49%	-0.50%

