

Grace Ijiri 2nd

Posted On 17-06-2020

📍 1-7-4 Ijiri, Minami-ku, Fukuoka.

¥ 2,900,000

BUY

Residential

Apartment

Tenanted

Fukuoka

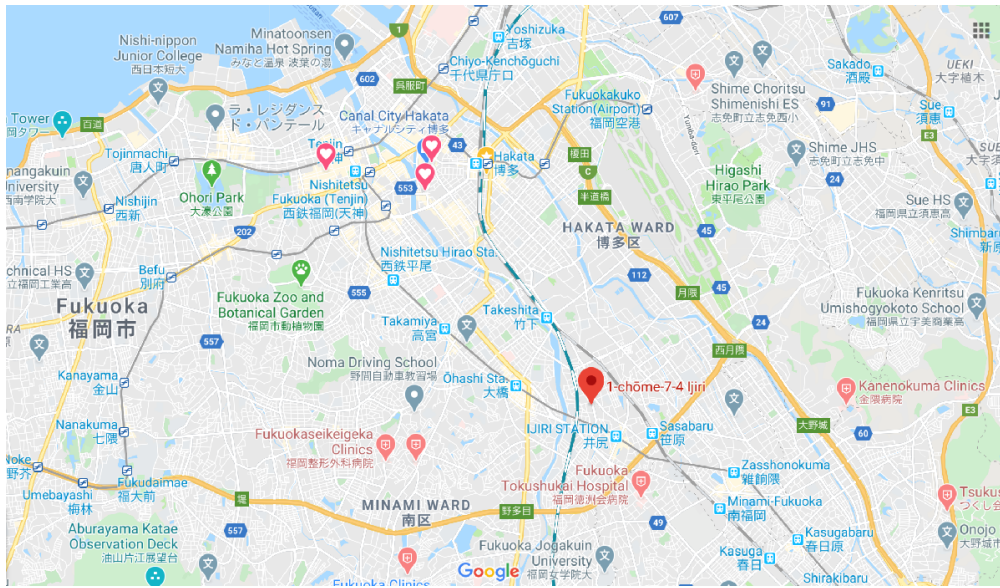
 Floor Area
16.80 m²

 Layout
1K

 Built Year
1990

 Gross Yield
10.34%





PROPERTY INFO

Building / Land Information

	Property Name:	Grace Ijiri 2nd
	Address:	1-7-4 Ijiri, Minami-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1990

Unit Information

	Total Units:	58
	Layout:	1K
	Floor / Total Floors:	5 Floor / 5 Floors
	Floor Area:	16.80 m ² / 180.84 ft ²
	Balcony Area:	2.80 m ² / 30.14 ft ²
	Occupancy Status:	Tenanted

Additional Information

Location Information

	Transportation:	Ijiri station / 10 minutes walking distance
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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥25,000	¥300,000
Building Management Fee:	-¥5,880	-¥70,560
Building Sinking Fund:	-¥1,960	-¥23,520
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥1,375	-¥16,500
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥21,273
Net Rental Income After Tax:		¥168,147

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥2,900,000	¥2,813,000	¥2,755,000
Land Registration & Legal Fee (Estimated):	¥100,000		
Agency Brokerage Fee:	¥149,600	¥145,772	¥143,220
Total Cost of Purchase:	¥3,149,600	¥3,058,772	¥2,998,220

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥2,900,000	¥2,813,000	¥2,755,000
Gross Rental Yield:	10.34%	10.66%	10.89%
Net Rental Yield:	6.01%	6.20%	6.33%

