

# Grand Mour Shusenji 6F

Residential

Apartment

Tenanted

Fukuoka

Posted On 13-02-2020

📍 463-6 Senri, Nishi-ku, Fukuoka.

**¥ 9,500,000**

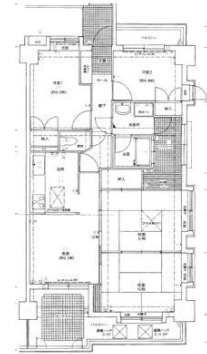
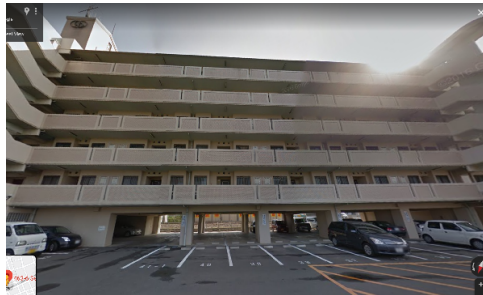
**BUY**

📐 Floor Area  
74.16 m<sup>2</sup>

🏠 Layout  
4LDK

📅 Built Year  
1990






📈 Gross Yield  
7.96%











## PROPERTY INFO

### Building / Land Information


	Property Name:	Grand Mour Shusenji 6F
	Address:	463-6 Senri, Nishi-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1990

### Unit Information

	Total Units:	45
	Layout:	4LDK
	Floor / Total Floors:	6 Floor / 6 Floors
	Floor Area:	74.16 m <sup>2</sup> / 798.26 ft <sup>2</sup>
	Balcony Area:	14.88 m <sup>2</sup> / 160.17 ft <sup>2</sup>
	Occupancy Status:	Tenanted

### Additional Information

### Location Information

	Transportation:	Susenji station / 13 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥63,000	¥756,000
Building Management Fee:	-¥5,200	-¥62,400
Building Sinking Fund:	-¥15,800	-¥189,600
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥3,465	-¥41,580
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥60,000
Net Rental Income After Tax:		¥402,420

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥9,500,000	¥9,215,000	¥9,025,000
Land Registration & Legal Fee (Estimated):	¥160,000		
Agency Brokerage Fee:	¥379,500	¥370,095	¥363,825
Total Cost of Purchase:	¥10,039,500	¥9,745,095	¥9,548,825

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥9,500,000	¥9,215,000	¥9,025,000
Gross Rental Yield:	7.96%	8.20%	8.38%
Net Rental Yield:	4.61%	4.75%	4.85%

