



JAPAN REALTY
日本不動産

Residential

Apartment

Tenanted

Fukuoka

Imperial Hiraodai 407

Posted On 12-11-2019

📍 3-24-36 Hirao, Chuo Ward, Fukuoka.

¥ 9,280,000

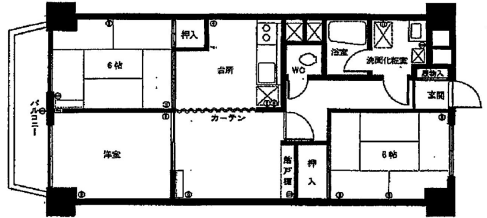
BUY

📏 Floor Area
63.69 m²

🏠 Layout
3LDK

📅 Built Year
1975

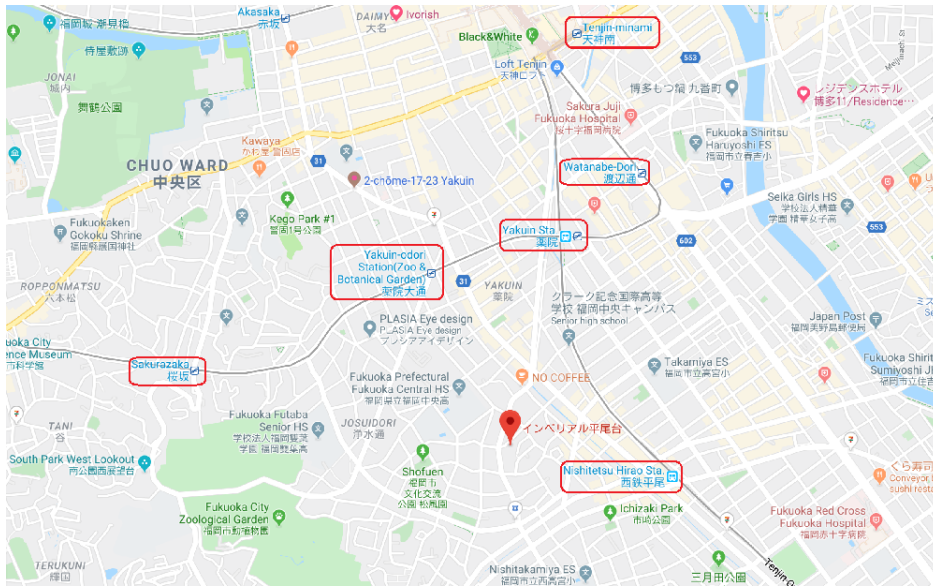
📈 Gross Yield
9.7%



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PROPERTY INFO

Building / Land Information

	Property Name:	Imperial Hiraodai 407
	Address:	3-24-36 Hirao, Chuo Ward, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1975


Unit Information


	Total Units:	59
	Layout:	3LDK
	Floor / Total Floors:	4 Floor / 8 Floors
	Floor Area:	63.69 m ² / 685.56 ft ²
	Balcony Area:	5.54 m ² / 59.63 ft ²
	Balcony Facing:	Southeast
	Occupancy Status:	Tenanted

Additional Information

Note 1: 5 months deposit (JPY375,000) carry forward to new owner

Location Information

 Transportation: Hirao station / 10 minutes walking distance

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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥75,000	¥900,000
Building Management Fee:	-¥8,020	-¥96,240
Building Sinking Fund:	-¥9,500	-¥114,000
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥4,125	-¥49,500
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥62,182
Net Rental Income After Tax:		¥578,078

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥9,280,000	¥9,001,600	¥8,816,000
Land Registration & Legal Fee (Estimated):	¥160,000		
Agency Brokerage Fee:	¥372,240	¥363,053	¥356,928
Total Cost of Purchase:	¥9,812,240	¥9,524,653	¥9,332,928

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥9,280,000	¥9,001,600	¥8,816,000
Gross Rental Yield:	9.70%	10.00%	10.21%
Net Rental Yield:	6.53%	6.73%	6.87%

