

# JGM Kenchokuchi 702

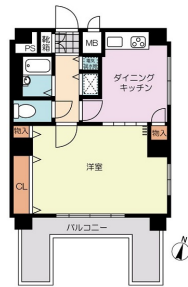
Residential Apartment Vacant **Fukuoka**

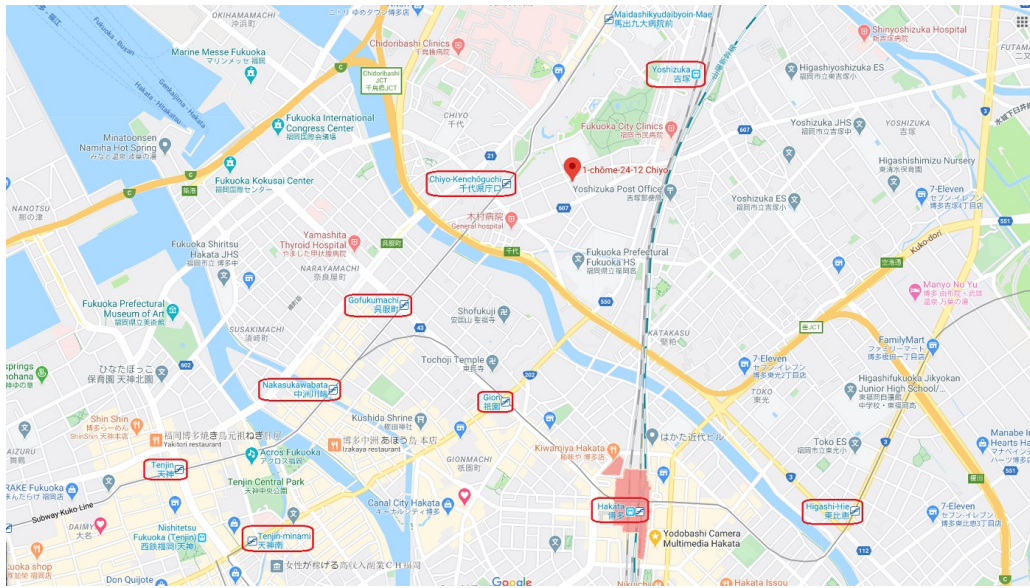
Posted On 07-08-2020

📍 1-24-12 Chiyo, Hakata-ku, Fukuoka

**¥ 9,800,000** **BUY**






 Floor Area 37.36 m <sup>2</sup>	 Layout 1LDK	 Built Year 1991	 Gross Yield 0%
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## PROPERTY INFO

### Building / Land Information

	Property Name:	JGM Kenchokuchi 702
	Address:	1-24-12 Chiyo, Hakata-ku, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1991

### Unit Information


	Total Units:	21
	Layout:	1LDK
	Floor / Total Floors:	7 Floor / 8 Floors
	Floor Area:	37.36 m <sup>2</sup> / 402.14 ft <sup>2</sup>
	Balcony Area:	7.62 m <sup>2</sup> / 82.02 ft <sup>2</sup>
	Balcony Facing:	Southeast
	Occupancy Status:	Vacant

### Additional Information

Amenities:	New shopping mall of Papillon Plaza opened in Mar 2020
Note 1:	ID: 98921308

### Location Information

	Transportation:	Chiyo-Kenchoguchi station / 6 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥7,000	-¥84,000
Building Sinking Fund:	-¥5,600	-¥67,200
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥58,000
Net Rental Income After Tax:		¥-209,200

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥9,800,000	¥9,506,000	¥9,310,000
Land Registration & Legal Fee (Estimated):	¥160,000		
Agency Brokerage Fee:	¥389,400	¥379,698	¥373,230
Total Cost of Purchase:	¥10,349,400	¥10,045,698	¥9,843,230

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥9,800,000	¥9,506,000	¥9,310,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-1.46%	-1.51%	-1.54%

