

## La Residence de Fukuoka Prefectural Office 2F

Residential

Apartment

Tenanted

Fukuoka

Posted On 11-09-2021

📍 1-30-24 Chiyo, Hakata-ku, Fukuoka

**¥ 5,700,000**

**BUY**

📐 Floor Area  
18.90 m<sup>2</sup>

🏠 Layout  
1K

📅 Built Year  
1992

📈 Gross Yield  
7.68%

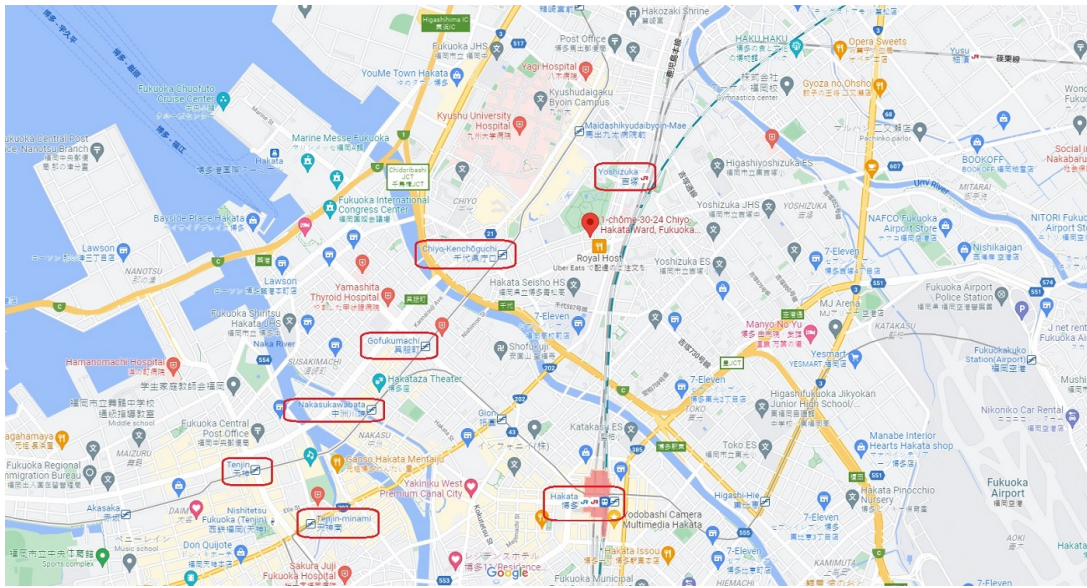


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## PROPERTY INFO

### Building / Land Information

	Property Name:	La Residence de Fukuoka Prefectural Office 2F
	Address:	1-30-24 Chiyo, Hakata-ku, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1992

### Unit Information


	Total Units:	224
	Layout:	1K
	Floor / Total Floors:	3 Floor / 14 Floors
	Floor Area:	18.90 m <sup>2</sup> / 203.44 ft <sup>2</sup>
	Balcony Area:	3.24 m <sup>2</sup> / 34.88 ft <sup>2</sup>
	Occupancy Status:	Tenanted

### Additional Information

Amenities:	Nice residential area in Hakata-ku
Note 1:	ID: 99138992

### Location Information

	Transportation:	Yoshizuka (JR) / Chiyo-Kenchoguchi (Subway) / 8 / 9 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥36,500	¥438,000
Building Management Fee:	-¥4,000	-¥48,000
Building Sinking Fund:	-¥1,200	-¥14,400
Other Miscellaneous Fee:	-¥2,571	-¥30,852
Agency Management Fee:	-¥2,008	-¥24,090
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥36,000
	Net Rental Income After Tax:	¥284,658

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥5,700,000	¥5,529,000	¥5,415,000
Land Registration & Legal Fee (Estimated):	¥110,000		
Agency Brokerage Fee:	¥254,100	¥248,457	¥244,695
Total Cost of Purchase:	¥6,064,100	¥5,887,457	¥5,769,695

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥5,700,000	¥5,529,000	¥5,415,000
Gross Rental Yield:	7.68%	7.92%	8.09%
Net Rental Yield:	5.29%	5.45%	5.57%

