

Lions Mansion Taihakudori

Residential

Apartment

Tenanted

Fukuoka

Posted On 28-02-2020

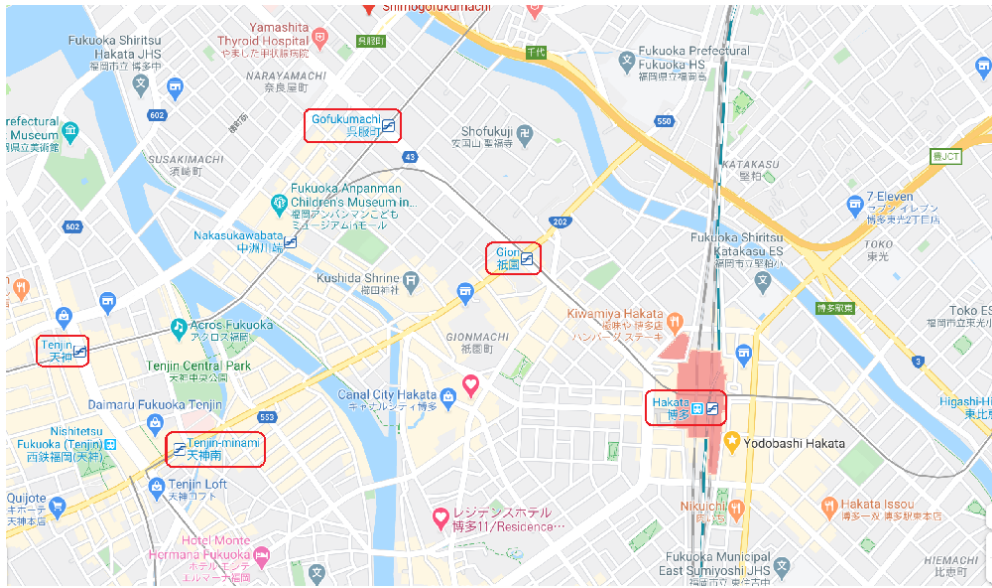
📍 7-6 Shimogofukumachi, Hakata-ku, Fukuoka.

¥ 5,500,000

BUY

📍 Floor Area 21.75 m ²	🏠 Layout 1K	📅 Built Year 1991	📈 Gross Yield 8.73%
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PROPERTY INFO

Building / Land Information

	Property Name:	Lions Mansion Taihakudori
	Address:	7-6 Shimogofukumachi, Hakata-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1991


Unit Information


	Total Units:	41
	Layout:	1K
	Floor / Total Floors:	2 Floor / 10 Floors
	Floor Area:	21.75 m ² / 234.12 ft ²
	Balcony Area:	3.49 m ² / 37.57 ft ²
	Balcony Facing:	Southwest
	Occupancy Status:	Tenanted

Additional Information

Amenities:	Prime area, shopping, eatery nearby
Note 1:	Corner unit, bright and airy

Location Information

	Transportation:	Gofukumachi station / 6 minutes walking distance
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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥40,000	¥480,000
Building Management Fee:	-¥9,000	-¥108,000
Building Sinking Fund:	-¥9,240	-¥110,880
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,200	-¥26,400
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥35,000
	Net Rental Income After Tax:	¥199,720

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥5,500,000	¥5,335,000	¥5,225,000
Land Registration & Legal Fee (Estimated):	¥120,000		
Agency Brokerage Fee:	¥247,500	¥242,055	¥238,425
Total Cost of Purchase:	¥5,867,500	¥5,697,055	¥5,583,425

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥5,500,000	¥5,335,000	¥5,225,000
Gross Rental Yield:	8.73%	9.00%	9.19%
Net Rental Yield:	4.00%	4.12%	4.21%

