

Loire Mansion Nishikoen

Residential

Apartment

Vacant

Fukuoka

Posted On 10-11-2019

📍 3-chome-10-26 Minato, Chuo-ku, Fukuoka.

¥ 9,800,000

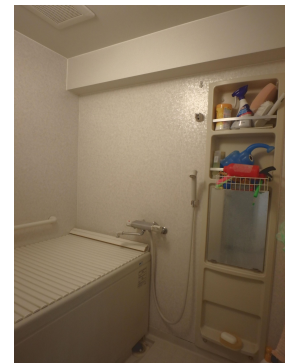
BUY

📍 Floor Area
55.04 m²

🏠 Layout
2LDK

📅 Built Year
1983

📈 Gross Yield
0%












PROPERTY INFO

Building / Land Information

	Property Name:	Loire Mansion Nishikoen
	Address:	3-chome-10-26 Minato, Chuo-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1983


Unit Information

	Total Units:	60
	Layout:	2LDK
	Floor / Total Floors:	5 Floor / 6 Floors
	Floor Area:	55.04 m ² / 592.45 ft ²
	Balcony Area:	8.31 m ² / 89.45 ft ²
	Balcony Facing:	South
	Occupancy Status:	Vacant

Additional Information

Note 1:	Facing south, can see Sakura at Nishi Park in spring
Note 2:	Building major renovation has been completed in 2018
Note 3:	Interior renovation done in 2014
Note 4:	Owner occupied at the moment

Location Information

	Transportation:	Ohorikoen station / 12 minutes walking distance
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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥6,000	-¥72,000
Building Sinking Fund:	-¥6,250	-¥75,000
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥70,000
Net Rental Income After Tax:		¥-217,000

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:	-1.42%	-1.46%	-1.50%

