

## Maison de Ocean

Residential

Apartment

Tenanted

Fukuoka

Posted On 28-05-2020

📍 2-3-3 Mishimazaki, Higashi-ku, Fukuoka.

**¥ 1,500,000**

**BUY**

📍 Floor Area  
16.29 m<sup>2</sup>

🏠 Layout  
1K

📅 Built Year  
1989

📈 Gross Yield  
11.52%










## PROPERTY INFO

### Building / Land Information

	Property Name:	Maison de Ocean
	Address:	2-3-3 Mishimazaki, Higashi-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1989

### Unit Information

	Layout:	1K
	Floor / Total Floors:	4 Floor / 5 Floors
	Floor Area:	16.29 m <sup>2</sup> / 175.35 ft <sup>2</sup>
	Balcony Area:	2.00 m <sup>2</sup> / 21.53 ft <sup>2</sup>
	Occupancy Status:	Tenanted

### Additional Information

Note 1: ID: 98933133

### Location Information

	Transportation:	Nishitetsu-Kashii station / 9 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥14,400	¥172,800
Building Management Fee:	-¥0	-¥0
Building Sinking Fund:	-¥4,900	-¥58,800
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥792	-¥9,504
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥28,000
Net Rental Income After Tax:		¥76,496

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥1,500,000	¥1,455,000	¥1,425,000
Land Registration & Legal Fee (Estimated):	¥100,000		
Agency Brokerage Fee:	¥82,500	¥80,025	¥78,375
Total Cost of Purchase:	¥1,682,500	¥1,635,025	¥1,603,375

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥1,500,000	¥1,455,000	¥1,425,000
Gross Rental Yield:	11.52%	11.88%	12.13%
Net Rental Yield:	6.21%	6.40%	6.54%

