



JAPAN REALTY
日本不動産

Residential

Apartment

Tenanted

Fukuoka

Maison de Ocean 306

Posted On 15-12-2020

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

¥ 1,500,000

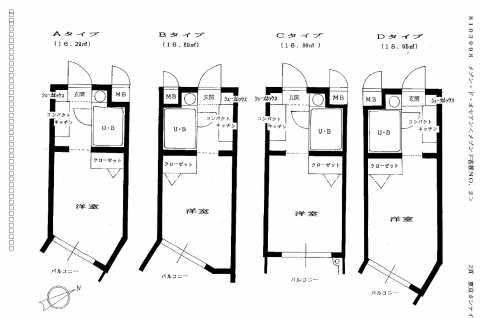
BUY

Floor Area
16.29 m²

Layout
1K

Built Year
1989

Gross Yield
16%



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PROPERTY INFO

Building / Land Information

	Property Name:	Maison de Ocean 306
	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:	3 Floor / 5 Floors
	Floor Area:	16.29 m ² / 175.35 ft ²
	Balcony Area:	2.00 m ² / 21.53 ft ²
	Occupancy Status:	Tenanted

Additional Information

Note 1: Under sublease (cancellable)

Location Information

 Transportation: Nishitetsu-Kashii station / 9 minutes walking distance

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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥20,000	¥240,000
Building Management Fee:	-¥4,000	-¥48,000
Building Sinking Fund:	-¥4,900	-¥58,800
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥1,100	-¥13,200
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥24,000
Net Rental Income After Tax:		¥96,000

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:	16.00%	16.49%	16.84%
Net Rental Yield:	7.13%	7.35%	7.51%

