



JAPAN REALTY  
日本不動産

# Neohaitsu Maizuru Nord 705

Residential

Apartment

Tenanted

Fukuoka

Posted On 19-02-2020

📍 2-3-1 Nagahama, Chuo-ku, Fukuoka.

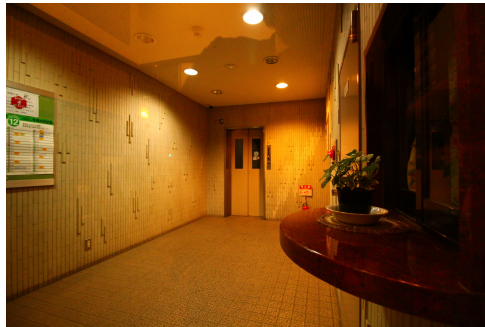
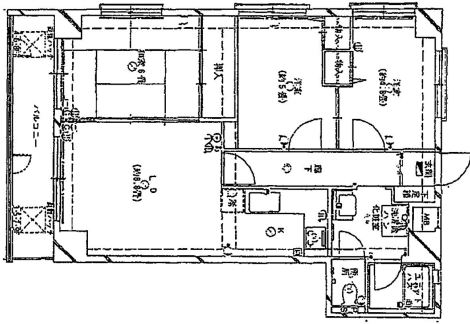
¥ 17,800,000 **BUY**

📏 Floor Area  
64.33 m<sup>2</sup>

🏠 Layout  
2LDK

📅 Built Year  
1987

📈 Gross Yield  
5.39%



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## PROPERTY INFO

### Building / Land Information

-  Property Name: Neohaitsu Maizuru Nord 705
-  Address: 2-3-1 Nagahama, Chuo-ku, Fukuoka.
-  Land Ownership: Freehold
-  Building Structure: Steel Reinforced Concrete
-  Built Year: 1987

### Unit Information

-  Total Units: 47
-  Layout: 2LDK
-  Floor / Total Floors: 7 Floor / 11 Floors
-  Floor Area: 64.33 m<sup>2</sup> / 692.45 ft<sup>2</sup>
-  Balcony Area: 7.56 m<sup>2</sup> / 81.38 ft<sup>2</sup>
-  Balcony Facing: Southwest
-  Occupancy Status: Tenanted

### Additional Information

- Amenities: City center, all shopping facilities and restaurant nearby

### Location Information

-  Transportation: Akasaka station / 5 minutes walking distance

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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥80,000	¥960,000
Building Management Fee:	-¥12,500	-¥150,000
Building Sinking Fund:	-¥4,500	-¥54,000
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥4,400	-¥52,800
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥75,660
Net Rental Income After Tax:		¥627,540

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥17,800,000	¥17,266,000	¥16,910,000
Land Registration & Legal Fee (Estimated):	¥180,000		
Agency Brokerage Fee:	¥653,400	¥635,778	¥624,030
Total Cost of Purchase:	¥18,633,400	¥18,081,778	¥17,714,030

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥17,800,000	¥17,266,000	¥16,910,000
Gross Rental Yield:	5.39%	5.56%	5.68%
Net Rental Yield:	3.77%	3.89%	3.97%

