

**Nissho Iwai Region Ohori  
3F**

Residential

Apartment

Vacant

Fukuoka

Posted On 13-11-2020

📍 8-4 Kuromon, Chuo Ward, Fukuoka.

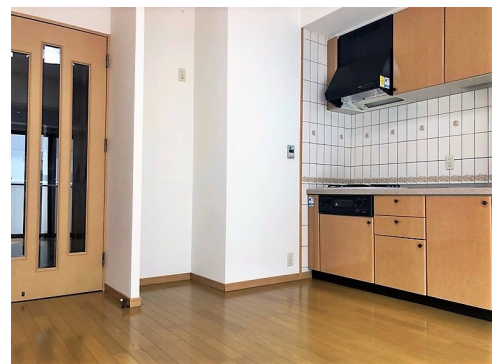
**¥ 25,500,000** **BUY**

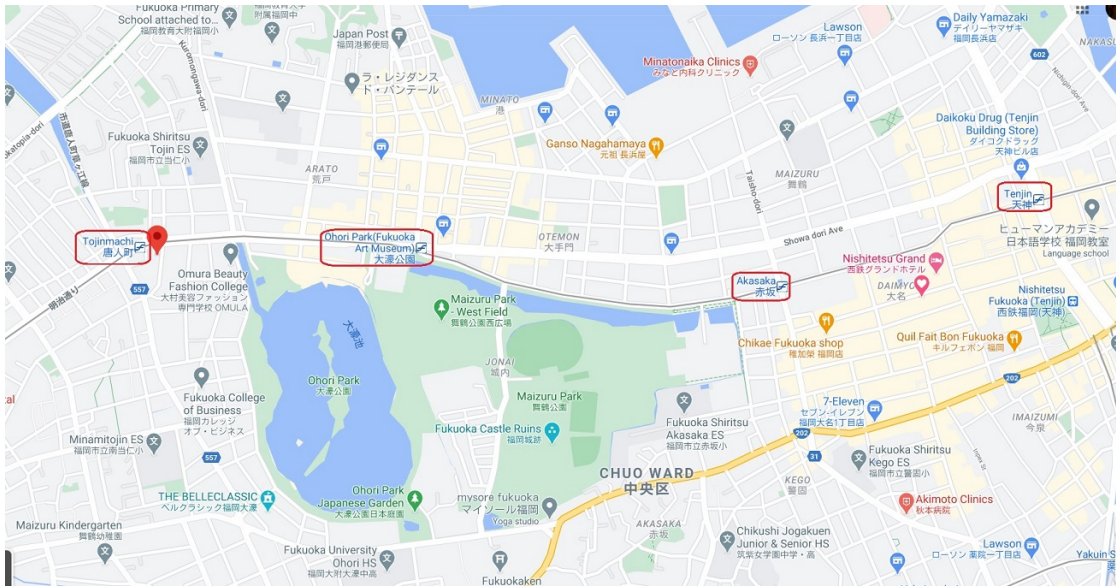
📏 Floor Area  
50.06 m<sup>2</sup>

🏠 Layout  
2LDK

📅 Built Year  
1997

📈 Gross Yield  
0%












## PROPERTY INFO

### Building / Land Information

	Property Name:	Nissho Iwai Region Ohori 3F
	Address:	8-4 Kuromon, Chuo Ward, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1997

### Unit Information


	Total Units:	37
	Layout:	2LDK
	Floor / Total Floors:	3 Floor / 12 Floors
	Floor Area:	50.06 m <sup>2</sup> / 538.85 ft <sup>2</sup>
	Balcony Area:	6.05 m <sup>2</sup> / 65.12 ft <sup>2</sup>
	Balcony Facing:	Southwest
	Occupancy Status:	Vacant

### Additional Information

Note 1:	Interior renovation completed in 2019
Note 2:	ID: 98930774

### Location Information

	Transportation:	Tojinmachi station / 1 minute walking distance
---	-----------------	--

 [info@japan-realty.com](mailto:info@japan-realty.com)  
Singapore +65 8188 8316



公众号 Page 2

## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥5,600	-¥67,200
Building Sinking Fund:	-¥6,510	-¥78,120
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥75,000
	Net Rental Income After Tax:	¥-220,320

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥25,500,000	¥24,735,000	¥24,225,000
Land Registration & Legal Fee (Estimated):	¥200,000		
Agency Brokerage Fee:	¥907,500	¥882,255	¥865,425
Total Cost of Purchase:	¥26,607,500	¥25,817,255	¥25,290,425

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥25,500,000	¥24,735,000	¥24,225,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-0.55%	-0.56%	-0.57%

