

**Nissho Iwai Region Ohori
4F**

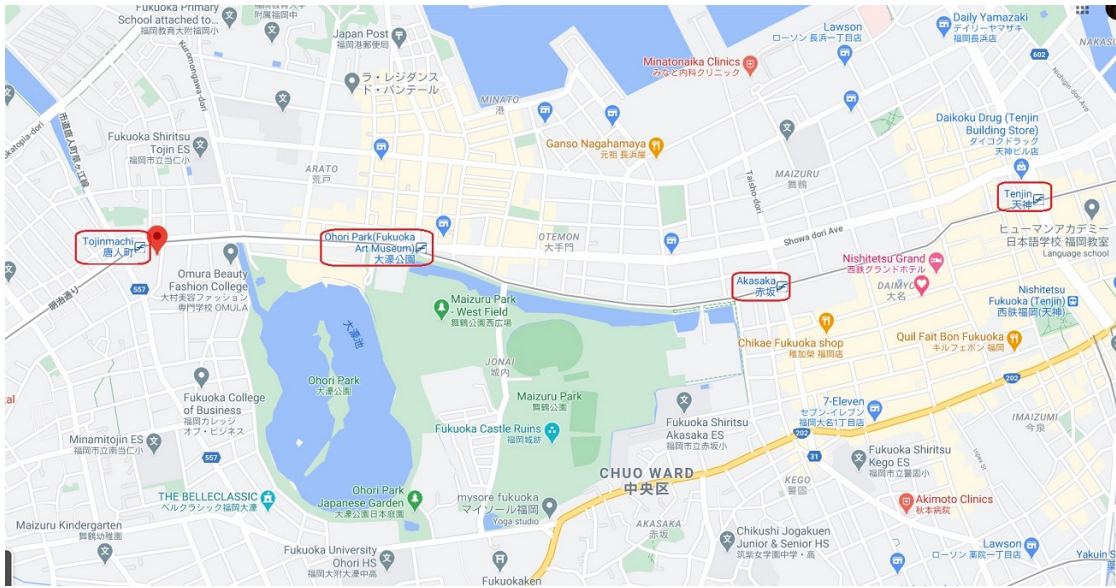
Residential Apartment Vacant **Fukuoka**

Posted On 13-11-2020
8-4 Kuromon, Chuo Ward, Fukuoka.

¥ 25,900,000 BUY

 Floor Area 51.05 m ²	 Layout 2LDK	 Built Year 1997	 Gross Yield 0%
--	--	--	---












PROPERTY INFO

Building / Land Information

	Property Name:	Nissho Iwai Region Ohori 4F
	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:	4 Floor / 12 Floors
	Floor Area:	51.05 m ² / 549.50 ft ²
	Balcony Area:	13.77 m ² / 148.22 ft ²
	Balcony Facing:	East
	Occupancy Status:	Vacant

Additional Information

Note 1:	Interior renovation completed in October 2020
Note 2:	ID: 99014708

Location Information

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

 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:	-¥6,640	-¥79,680
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥75,000
	Net Rental Income After Tax:	¥-221,880

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥25,900,000	¥25,123,000	¥24,605,000
Land Registration & Legal Fee (Estimated):	¥200,000		
Agency Brokerage Fee:	¥920,700	¥895,059	¥877,965
Total Cost of Purchase:	¥27,020,700	¥26,218,059	¥25,682,965

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥25,900,000	¥25,123,000	¥24,605,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-0.54%	-0.56%	-0.57%

