

O-Vision Hakata Komondo 701

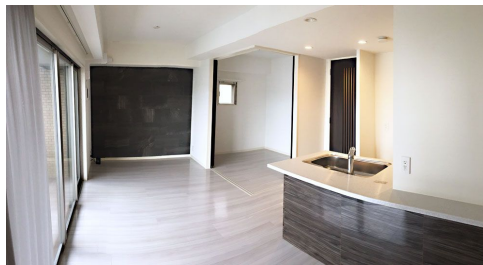
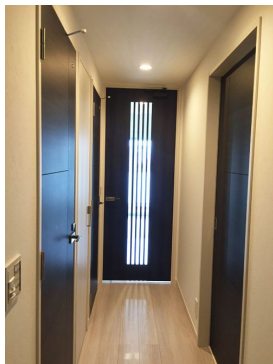
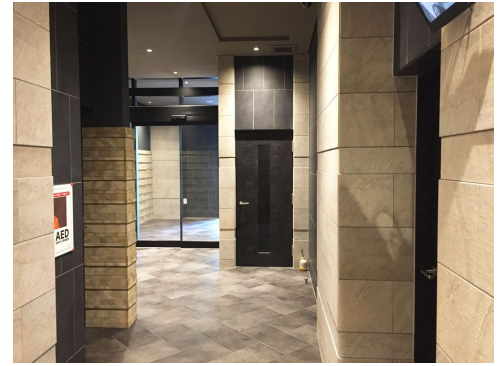
Residential Apartment Vacant Fukuoka

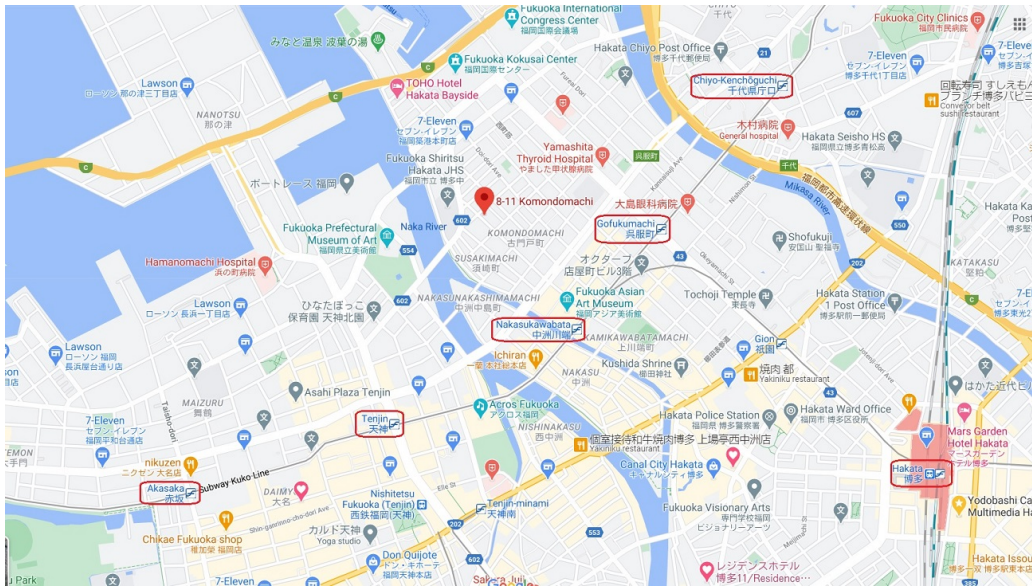
Posted On 14-10-2020

📍 8-11 Komondomachi, Hakata Ward, Fukuoka

¥ 34,800,000 **BUY**

 Floor Area 49.26 m ²	 Layout 2LDK	 Built Year 2019	 Gross Yield 0%
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PROPERTY INFO

Building / Land Information

	Property Name:	O-Vision Hakata Komondo 701
	Address:	8-11 Komondomachi, Hakata Ward, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	2019


Unit Information


	Total Units:	52
	Layout:	2LDK
	Floor / Total Floors:	7 Floor / 14 Floors
	Floor Area:	49.26 m ² / 530.23 ft ²
	Balcony Area:	11.21 m ² / 120.66 ft ²
	Balcony Facing:	Southwest
	Occupancy Status:	Vacant

Additional Information

Amenities:	City center, all shopping facilities and restaurant nearby
Note 1:	Corner unit, bright and airy
Note 2:	ID: 98963845

Location Information

	Transportation:	Nakasukawabata station / 7 minutes walking distance
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公众号 Page 2

INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥8,100	-¥97,200
Building Sinking Fund:	-¥4,400	-¥52,800
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥85,000
	Net Rental Income After Tax:	¥-235,000

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥34,800,000	¥33,756,000	¥33,060,000
Land Registration & Legal Fee (Estimated):	¥200,000		
Agency Brokerage Fee:	¥1,214,400	¥1,179,948	¥1,156,980
Total Cost of Purchase:	¥36,214,400	¥35,135,948	¥34,416,980

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥34,800,000	¥33,756,000	¥33,060,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-0.41%	-0.43%	-0.44%

