

# Pure Dome Gracias Ohtemon 907

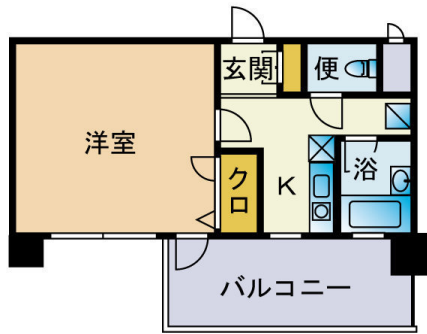
Residential Apartment Tenanted Fukuoka

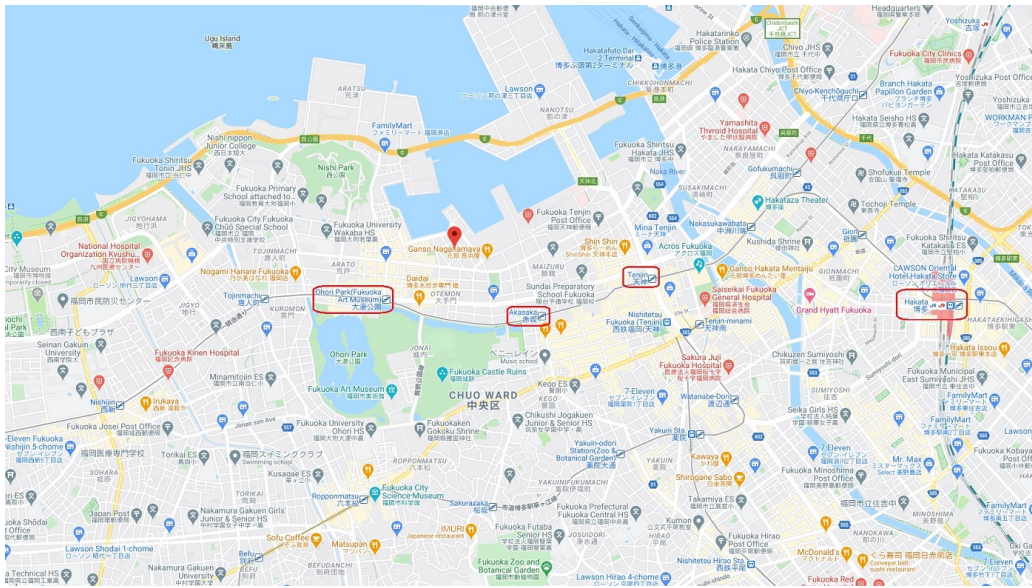
Posted On 22-08-2022

📍 1 Chome-8-10 Minato, Chuo-ku, Fukuoka.

**¥ 7,800,000** **BUY**






 Floor Area 21.12 m <sup>2</sup>	 Layout 1K	 Built Year 2001	 Gross Yield 6.62%
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## PROPERTY INFO

### Building / Land Information

	Property Name:	Pure Dome Gracias Ohtemon 907
	Address:	1 Chome-8-10 Minato, Chuo-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	2001


### Unit Information

	Total Units:	70
	Layout:	1K
	Floor / Total Floors:	9 Floor / 11 Floors
	Floor Area:	21.12 m <sup>2</sup> / 227.34 ft <sup>2</sup>
	Balcony Area:	11.40 m <sup>2</sup> / 122.71 ft <sup>2</sup>
	Balcony Facing:	Northeast
	Occupancy Status:	Tenanted

### Additional Information

Amenities:	Prime area, shopping, eatery nearby
Note 1:	Huge balcony
Note 2:	ID: 99048782

### Location Information

	Transportation:	Ohorikeon station / 9 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥43,000	¥516,000
Building Management Fee:	-¥3,810	-¥45,720
Building Sinking Fund:	-¥3,990	-¥47,880
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,365	-¥28,380
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥35,000
	Net Rental Income After Tax:	¥359,020

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥7,800,000	¥7,566,000	¥7,410,000
Land Registration & Legal Fee (Estimated):	¥120,000		
Agency Brokerage Fee:	¥323,400	¥315,678	¥310,530
Total Cost of Purchase:	¥8,243,400	¥8,001,678	¥7,840,530

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥7,800,000	¥7,566,000	¥7,410,000
Gross Rental Yield:	6.62%	6.82%	6.96%
Net Rental Yield:	4.78%	4.93%	5.03%

