

# Rivest Court Minoshima 101

Commercial

Office / Shop

Vacant

Fukuoka

Posted On 01-10-2020

📍 3-14-3 Minoshima, Hakata-ku, Fukuoka.

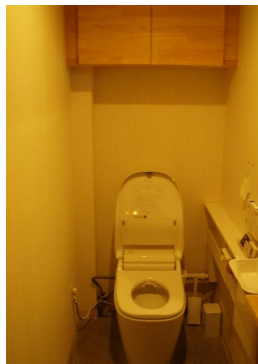
**¥ 28,500,000** **BUY**

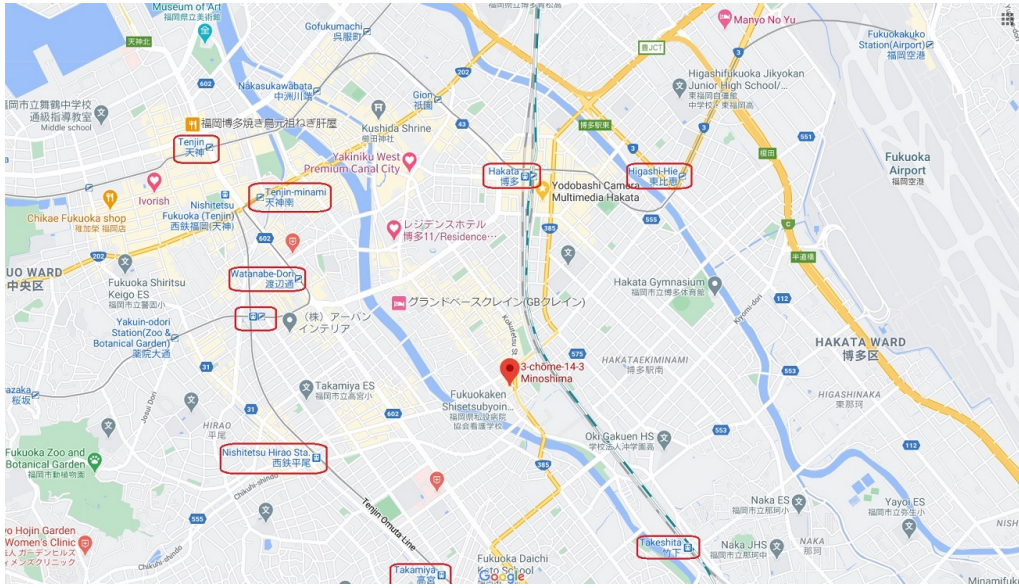
📐 Floor Area  
81.48 m<sup>2</sup>

🏠 Layout  
-

📅 Built Year  
1989

📈 Gross Yield  
0%










## PROPERTY INFO

### Building / Land Information

	Property Name:	Rivest Court Minoshima 101
	Address:	3-14-3 Minoshima, Hakata-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1989

### Unit Information

	Total Units:	41
	Layout:	-
	Floor / Total Floors:	1 Floor / 9 Floors
	Floor Area:	81.48 m <sup>2</sup> / 877.05 ft <sup>2</sup>
	Occupancy Status:	Vacant

### Additional Information

Note 1: ID: 98835170

### Location Information

	Transportation:	Hakata station / 18 minutes walking distance
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✉ info@japan-realty.com  
Singapore +65 8188 8316



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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥18,500	-¥222,000
Building Sinking Fund:	-¥9,250	-¥111,000
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥75,000
	Net Rental Income After Tax:	¥-408,000

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥28,500,000	¥27,645,000	¥27,075,000
Land Registration & Legal Fee (Estimated):	¥160,000		
Agency Brokerage Fee:	¥1,006,500	¥978,285	¥959,475
Total Cost of Purchase:	¥29,666,500	¥28,783,285	¥28,194,475

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥28,500,000	¥27,645,000	¥27,075,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-1.12%	-1.16%	-1.18%

