

# Royal Comfort Ohorikoen

Residential

Apartment

Tenanted

Fukuoka

Posted On 11-12-2020

📍 1-5-35 Torikai, Chuo Ward, Fukuoka

**¥ 2,900,000**

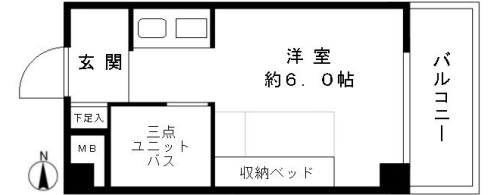
**BUY**

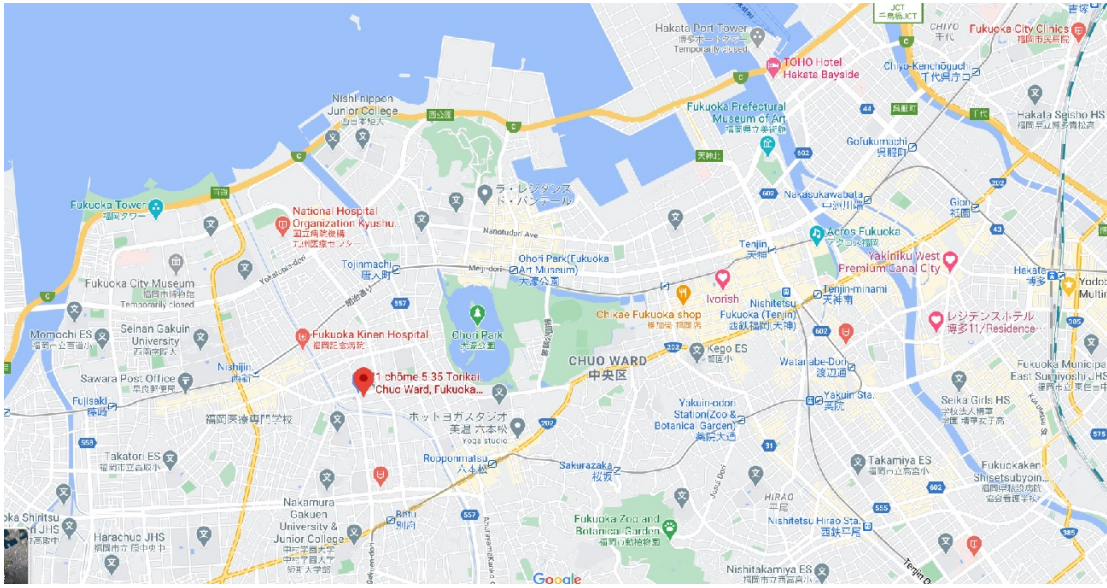
📐 Floor Area  
16.80 m<sup>2</sup>

🏠 Layout  
1K

📅 Built Year  
1985

📈 Gross Yield  
10.34%












## PROPERTY INFO

### Building / Land Information

	Property Name:	Royal Comfort Ohorikoen
	Address:	1-5-35 Torikai, Chuo Ward, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1985


### Unit Information

	Total Units:	56
	Layout:	1K
	Floor / Total Floors:	8 Floor / 8 Floors
	Floor Area:	16.80 m <sup>2</sup> / 180.84 ft <sup>2</sup>
	Balcony Area:	3.60 m <sup>2</sup> / 38.75 ft <sup>2</sup>
	Balcony Facing:	East
	Occupancy Status:	Tenanted

### Additional Information

Note 1: Near Ohori Park

### Location Information

 Transportation: Nishijin station / 9 minutes walking distance

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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥25,000	¥300,000
Building Management Fee:	-¥4,025	-¥48,300
Building Sinking Fund:	-¥6,500	-¥78,000
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥1,375	-¥16,500
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥25,000
Net Rental Income After Tax:		¥132,200

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥2,900,000	¥2,813,000	¥2,755,000
Land Registration & Legal Fee (Estimated):	¥100,000		
Agency Brokerage Fee:	¥149,600	¥145,772	¥143,220
Total Cost of Purchase:	¥3,149,600	¥3,058,772	¥2,998,220

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥2,900,000	¥2,813,000	¥2,755,000
Gross Rental Yield:	10.34%	10.66%	10.89%
Net Rental Yield:	4.99%	5.15%	5.25%

