

Rue Maison Loire Gion 701

Residential

Apartment

Vacant

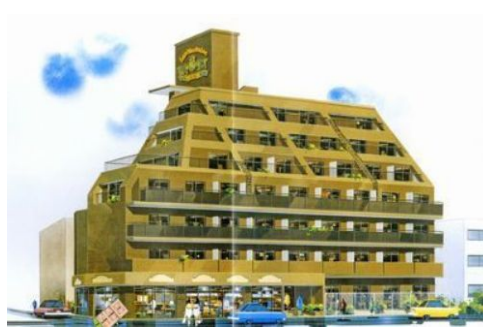
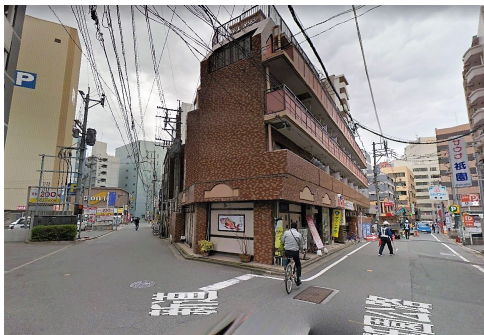
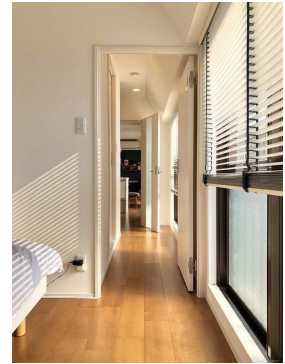
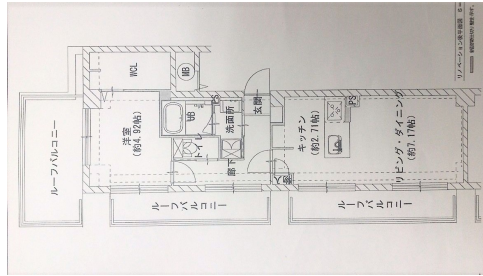
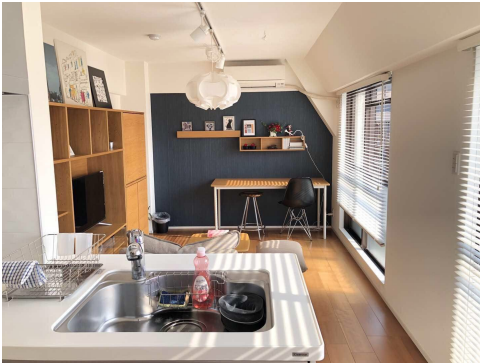
Fukuoka

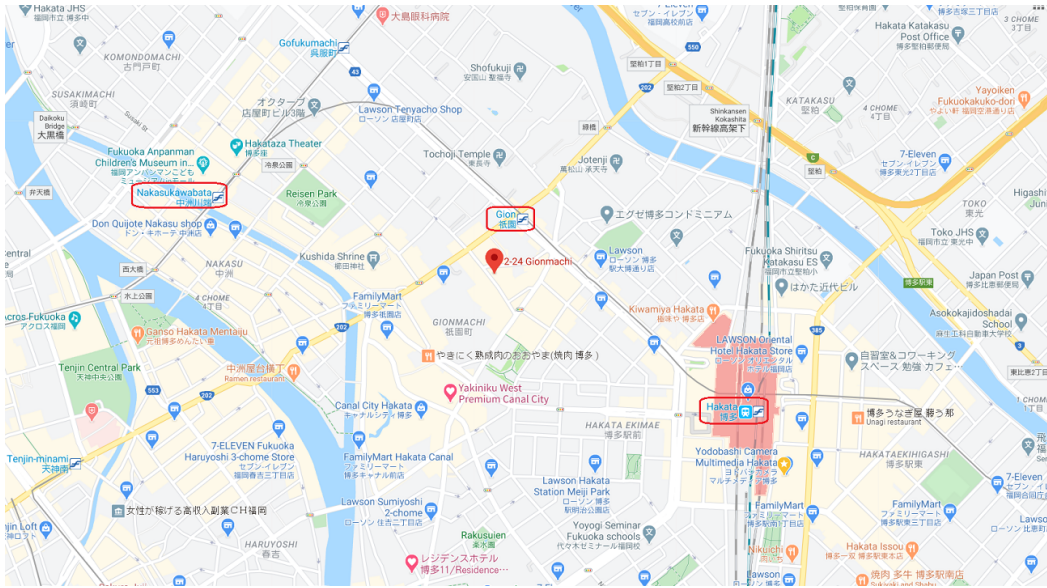
Posted On 13-08-2020

📍 2-24 Gionmachi, Hakata-ku, Fukuoka

¥ 12,800,000 **BUY**

📍 Floor Area 43.02 m ²	🏠 Layout 1LDK	📅 Built Year 1984	📈 Gross Yield 0%
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PROPERTY INFO

Building / Land Information

	Property Name:	Rue Maison Loire Gion 701
	Address:	2-24 Gionmachi, Hakata-ku, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1984

Unit Information


	Total Units:	50
	Layout:	1LDK
	Floor / Total Floors:	7 Floor / 7 Floors
	Floor Area:	43.02 m ² / 463.07 ft ²
	Balcony Area:	19.61 m ² / 211.08 ft ²
	Balcony Facing:	Southwest
	Occupancy Status:	Vacant

Additional Information

Amenities:	Prime area, shopping, eatery, banks, hospitals nearby
Note 1:	Corner unit, bright and airy
Note 2:	Balcony x 3
Note 3:	ID: 98963000

Location Information

	Transportation:	Gion station / 3 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:	-¥9,800	-¥117,600
Building Sinking Fund:	-¥9,490	-¥113,880
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥68,000
Net Rental Income After Tax:		¥-299,480

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥12,800,000	¥12,416,000	¥12,160,000
Land Registration & Legal Fee (Estimated):	¥160,000		
Agency Brokerage Fee:	¥488,400	¥475,728	¥467,280
Total Cost of Purchase:	¥13,448,400	¥13,051,728	¥12,787,280

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥12,800,000	¥12,416,000	¥12,160,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-1.72%	-1.77%	-1.81%

