

Rue Maison Loire Nishikoen III 1 Building

Residential

Apartment

Tenanted

Fukuoka

Posted On 01-06-2020

📍 1-chome-10-13 Arato, Chuo-ku, Fukuoka

¥ 5,500,000

BUY

📏 Floor Area
19.88 m²

🏠 Layout
1K

📅 Built Year
1990

📈 Gross Yield
8.95%



✉ info@japan-realty.com

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PROPERTY INFO

Building / Land Information

	Property Name:	Rue Maison Loire Nishikoen III 1 Building
	Address:	1-chome-10-13 Arato, Chuo-ku, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1990

Unit Information

	Total Units:	87
	Layout:	1K
	Floor / Total Floors:	6 Floor / 8 Floors
	Floor Area:	19.88 m ² / 213.99 ft ²
	Balcony Area:	3.08 m ² / 33.15 ft ²
	Balcony Facing:	West
	Occupancy Status:	Tenanted

Additional Information

Note 1: Property ID: 98617406

Location Information

 Transportation: Ohorikoen station / 6 minutes walking distance

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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥41,000	¥492,000
Building Management Fee:	-¥4,700	-¥56,400
Building Sinking Fund:	-¥3,580	-¥42,960
Other Miscellaneous Fee:	-¥200	-¥2,400
Agency Management Fee:	-¥2,255	-¥27,060
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥30,000
	Net Rental Income After Tax:	¥333,180

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥5,500,000	¥5,335,000	¥5,225,000
Land Registration & Legal Fee (Estimated):	¥110,000		
Agency Brokerage Fee:	¥247,500	¥242,055	¥238,425
Total Cost of Purchase:	¥5,857,500	¥5,687,055	¥5,573,425

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥5,500,000	¥5,335,000	¥5,225,000
Gross Rental Yield:	8.95%	9.22%	9.42%
Net Rental Yield:	6.20%	6.39%	6.53%

