

Shanboru 2nd Hirao

Residential

Apartment

Tenanted

Fukuoka

Posted On 05-11-2019

📍 2-chome-13-33 Hirao, Chuo-ku, Fukuoka.

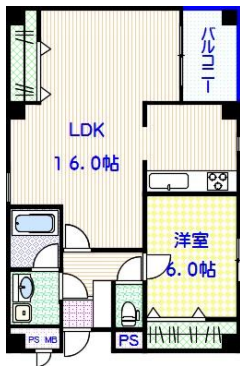
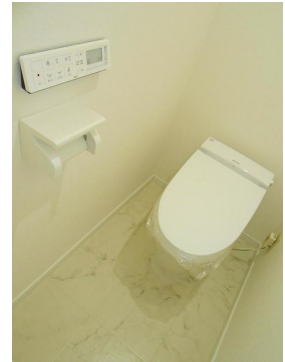
¥ 12,800,000 **BUY**

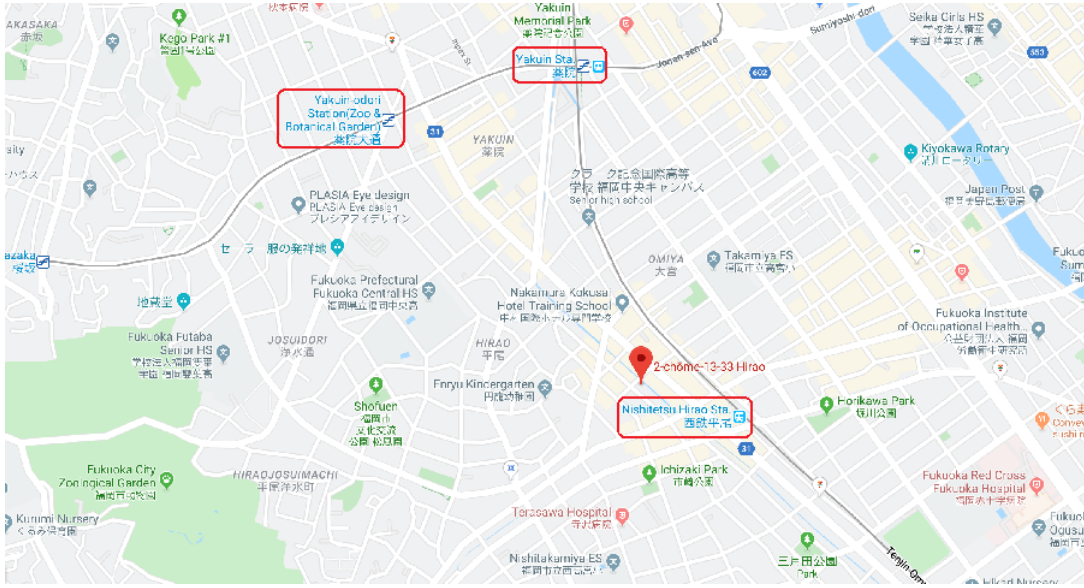
📍 Floor Area
55.21 m²

🏠 Layout
1LDK

📅 Built Year
1981






📈 Gross Yield
0%











PROPERTY INFO

Building / Land Information


	Property Name:	Shanboru 2nd Hirao
	Address:	2-chome-13-33 Hirao, Chuo-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1981


Unit Information

	Total Units:	35
	Layout:	1LDK
	Floor / Total Floors:	6 Floor / 7 Floors
	Floor Area:	55.21 m ² / 594.28 ft ²
	Balcony Area:	4.05 m ² / 43.59 ft ²
	Occupancy Status:	Tenanted

Additional Information

Location Information

	Transportation:	Hirao station / 5 minutes walking distance
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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥11,550	-¥138,600
Building Sinking Fund:	-¥8,670	-¥104,040
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥48,000
Net Rental Income After Tax:		¥-290,640

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):	¥150,000		
Agency Brokerage Fee:	¥488,400	¥475,728	¥467,280
Total Cost of Purchase:	¥13,438,400	¥13,041,728	¥12,777,280

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:	-1.81%	-1.86%	-1.90%

