

## Shanboru 2nd Hirao

Posted On 05-11-2019

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


**¥ 12,800,000** **BUY**

Residential


Apartment


Tenanted

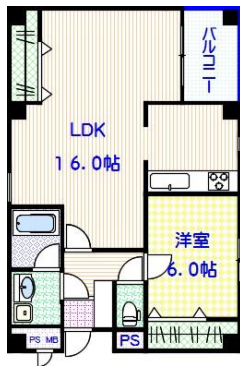
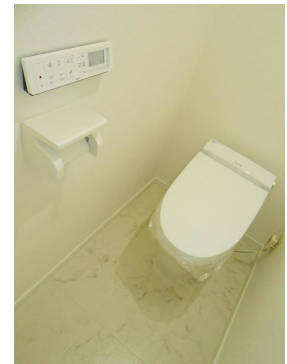
Fukuoka

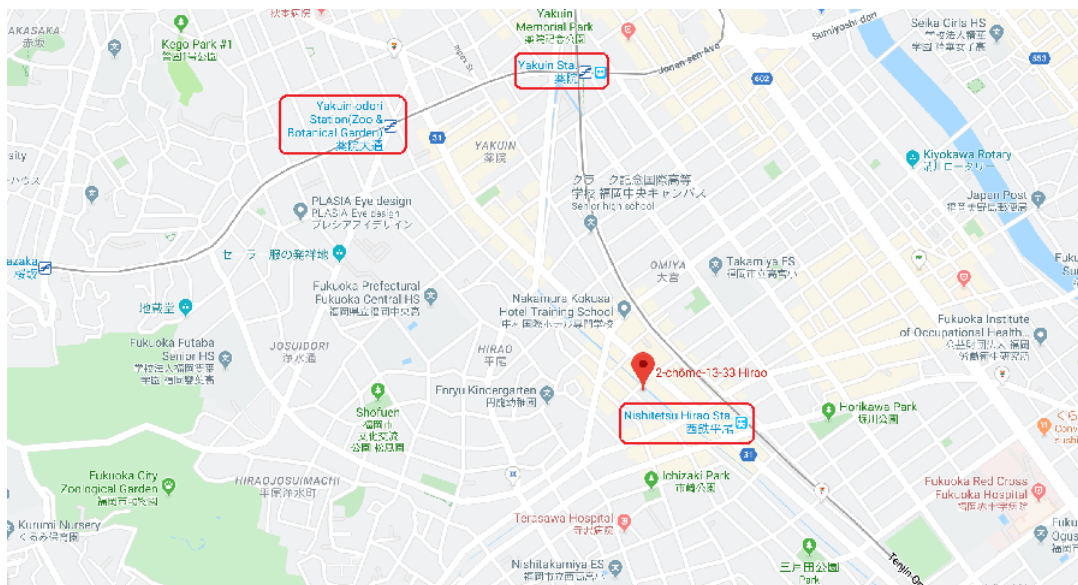
 Floor Area  
55.21 m<sup>2</sup>

 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 <sup>2</sup> / 594.28 ft <sup>2</sup>
	Balcony Area:	4.05 m <sup>2</sup> / 43.59 ft <sup>2</sup>
	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%

