

Slead Peace 202

Posted On 27-05-2020

📍 2-9-7 Heiwa, Minami-ku, Fukuoka.

¥ 3,700,000 **BUY**

Residential

Apartment

Tenanted

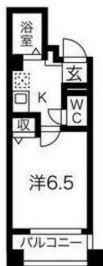
Fukuoka

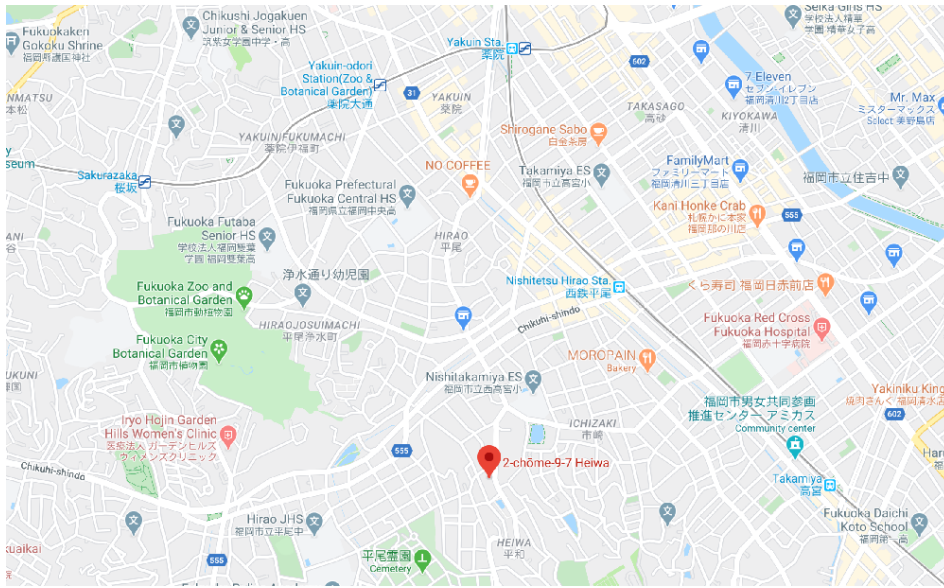
📍 Floor Area
20.16 m²

🏠 Layout
1R

📅 Built Year
1994


📈 Gross Yield
9.41%












PROPERTY INFO

Building / Land Information


	Property Name:	Slead Peace 202
	Address:	2-9-7 Heiwa, Minami-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1994

Unit Information

	Total Units:	20
	Layout:	1R
	Floor / Total Floors:	2 Floor / 3 Floors
	Floor Area:	20.16 m ² / 217.00 ft ²
	Balcony Area:	3.22 m ² / 34.66 ft ²
	Balcony Facing:	East
	Occupancy Status:	Tenanted

Additional Information

Location Information

	Transportation:	Hirao station / 12 minutes walking distance
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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥29,000	¥348,000
Building Management Fee:	-¥5,700	-¥68,400
Building Sinking Fund:	-¥7,500	-¥90,000
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥1,595	-¥19,140
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥30,000
Net Rental Income After Tax:		¥140,460

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥3,700,000	¥3,589,000	¥3,515,000
Land Registration & Legal Fee (Estimated):	¥110,000		
Agency Brokerage Fee:	¥184,800	¥179,916	¥176,660
Total Cost of Purchase:	¥3,994,800	¥3,878,916	¥3,801,660

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥3,700,000	¥3,589,000	¥3,515,000
Gross Rental Yield:	9.41%	9.70%	9.90%
Net Rental Yield:	4.27%	4.40%	4.49%

