

# Toho Mansion Shirasagi 402

Residential

Apartment

Vacant

Fukuoka

Posted On 31-12-2020

📍 1-5-3 Toko, Hakata Ward, Fukuoka.

**¥ 5,500,000**

**BUY**

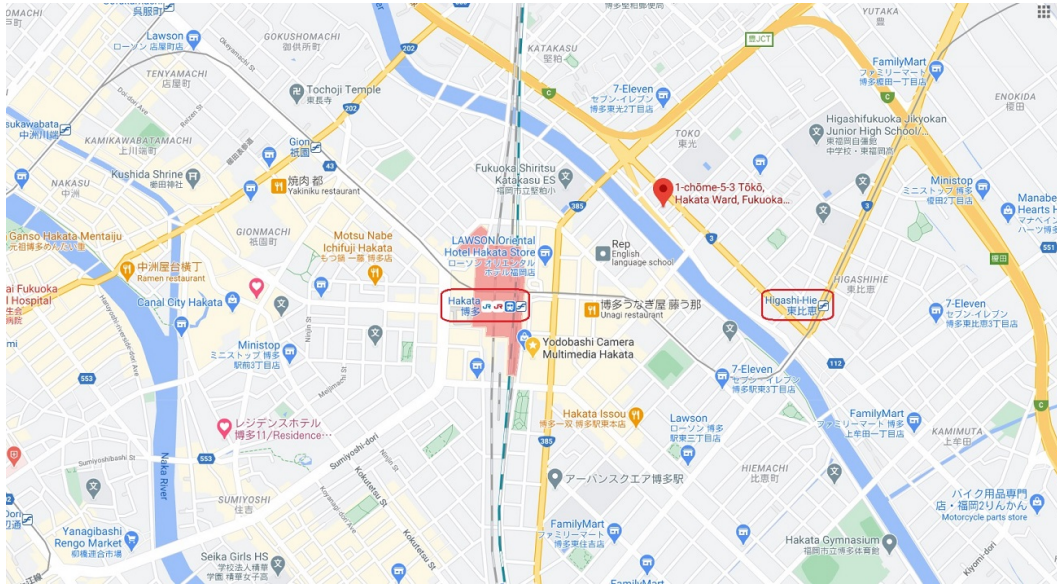
📐 Floor Area  
23.49 m<sup>2</sup>

🏠 Layout  
1DK

📅 Built Year  
1976

📈 Gross Yield  
0%











## PROPERTY INFO

### Building / Land Information

	Property Name:	Toho Mansion Shirasagi 402
	Address:	1-5-3 Toko, Hakata Ward, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1976


### Unit Information

	Layout:	1DK
	Floor / Total Floors:	4 Floor / 4 Floors
	Floor Area:	23.49 m <sup>2</sup> / 252.85 ft <sup>2</sup>
	Balcony Area:	1.00 m <sup>2</sup> / 10.76 ft <sup>2</sup>
	Balcony Facing:	Southeast
	Occupancy Status:	Vacant

### Additional Information

Note 1:	Hakata station / 11 minutes walking distance
Note 2:	ID: 98843297

### Location Information

	Transportation:	Higashi-Hie station / 8 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥8,000	-¥96,000
Building Sinking Fund:	-¥1,800	-¥21,600
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥33,000
Net Rental Income After Tax:		¥-150,600

## 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:	0.00%	0.00%	0.00%
Net Rental Yield:	-2.01%	-2.07%	-2.11%

