GARNET PROPERTY | JAPAN REALTY 日本不動産

Daina Court Estudio East Park ? 2F

Residential | Apartment | Tenanted | Fukuoka

Posted On 08-02-2020

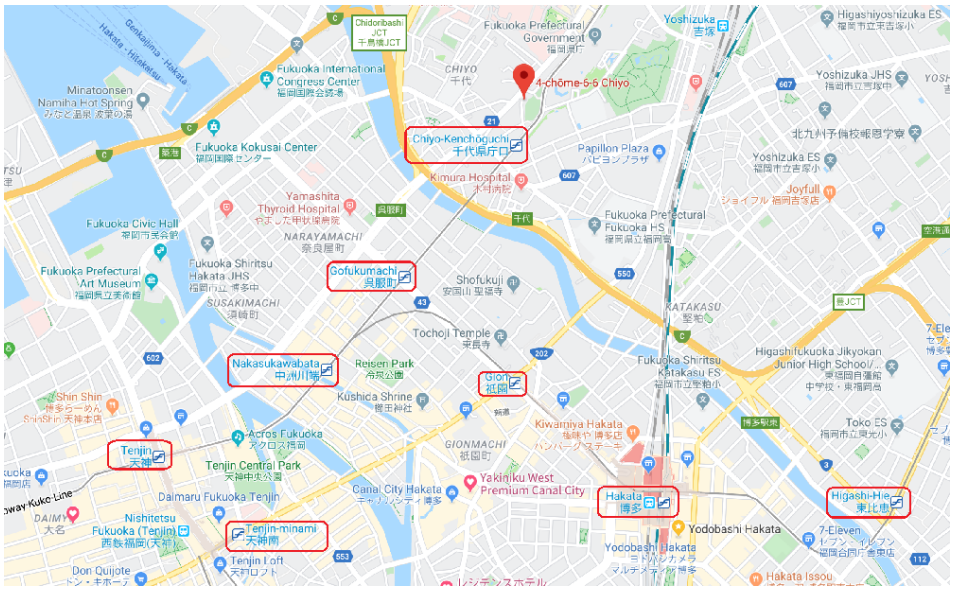
4-6-6 Chiyo, Hakata-ku, Fukuoka.

¥ 6,700,000 BUY

Floor Area	Layout	Built Year	Gross Yield
20.10 m^2	1K	2001	8.6%

info@japan-realty.com
Singapore +65 8188 8316

公众号



PROPERTY INFO

Building / Land Information

Property Name:	Daina Court Estudio East Park ? 2F
Address:	4-6-6 Chiyo, Hakata-ku, Fukuoka.
Land Ownership:	Freehold
Building Structure:	Reinforced Concrete
Built Year:	2001

Unit Information

Total Units:	40
Layout:	1K
Floor / Total Floors:	2 Floor / 8 Floors
Floor Area:	20.10 m^2 / 216.36 ft^2
Balcony Area:	3.30 m^2 / 35.52 ft^2
Balcony Facing:	West
Occupancy Status:	Tenanted

Additional Information

Location Information

Transportation:	Chiyo-Kenchoguchi station / 2 minutes walking distance

INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥48,000	¥576,000
Building Management Fee:	-¥5,360	-¥64,320
Building Sinking Fund:	-¥3,860	-¥46,320
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,640	-¥31,680
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥35,000
Net Rental Income After Tax:		¥398,680

COST OF PURCHASE

	Offer Price	3% ↓ Offer Price	5% ↓ Offer Price
Purchase Price:	¥6,700,000	¥6,499,000	¥6,365,000
Land Registration & Legal Fee (Estimated):	¥120,000		
Agency Brokerage Fee:	¥287,100	¥280,467	¥276,045
Total Cost of Purchase:	¥7,107,100	¥6,899,467	¥6,761,045

RENTAL YIELD

	Offer Price	3% ↓ Offer Price	5% ↓ Offer Price
Purchase Price:	¥6,700,000	¥6,499,000	¥6,365,000
Gross Rental Yield:	8.60%	8.86%	9.05%
Net Rental Yield:	6.10%	6.29%	6.42%