GARNET PROPERTY | JAPAN REALTY 日本不動產

Daina Court Grande Yakuin 1F Shop

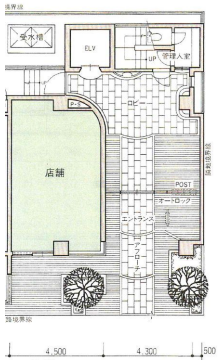
Commercial | Office / Shop | Tenanted | Fukuoka

Posted On 28-09-2019

3-10-13 Yakuin, Chuo-ku, Fukuoka.

¥ 18,900,000 BUY

Floor Area	Layout	Built Year	Gross Yield
33.64 m^2	-	1990	6.32%



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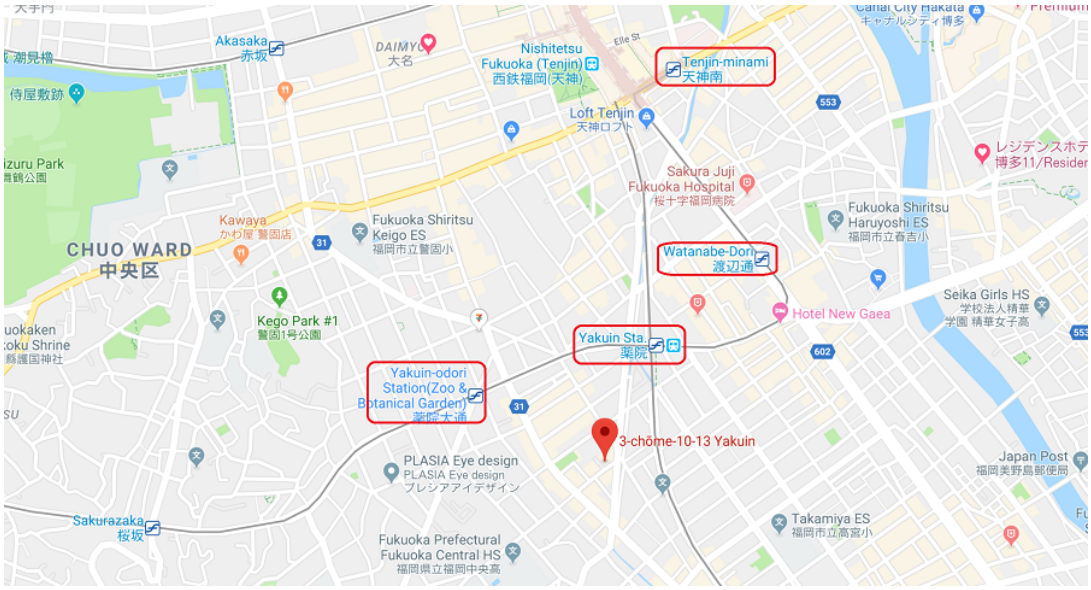

PROPERTY INFO

Building / Land Information

Property Name:	Daina Court Grande Yakuin 1F Shop
Address:	3-10-13 Yakuin, Chuo-ku, Fukuoka.
Land Ownership:	Freehold
Building Structure:	Reinforced Concrete
Built Year:	1990

Unit Information

Total Units:	27
Layout:	-
Floor / Total Floors:	1 Floor / 7 Floors
Floor Area:	33.64 m^2 / 362.10 ft^2
Occupancy Status:	Tenanted

Additional Information

Amenities:	Prime area, shopping, eatery nearby
Note 1:	1st floor shop
Note 2:	Yakuin-odori station / 5 minutes walking distance

Location Information

Transportation:	Yakuin station / 5 minutes walking distance

INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥99,530	¥1,194,360
Building Management Fee:	-¥9,900	-¥118,800
Building Sinking Fund:	-¥12,240	-¥146,880
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥5,474	-¥65,690
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥64,107
Net Rental Income After Tax:		¥798,883

COST OF PURCHASE

	Offer Price	3% ↓ Offer Price	5% ↓ Offer Price
Purchase Price:	¥18,900,000	¥18,333,000	¥17,955,000
Land Registration & Legal Fee (Estimated):	¥200,000		
Agency Brokerage Fee:	¥689,700	¥670,989	¥658,515
Total Cost of Purchase:	¥19,789,700	¥19,203,989	¥18,813,515

RENTAL YIELD

	Offer Price	3% ↓ Offer Price	5% ↓ Offer Price
Purchase Price:	¥18,900,000	¥18,333,000	¥17,955,000
Gross Rental Yield:	6.32%	6.51%	6.65%
Net Rental Yield:	4.36%	4.50%	4.59%