GARNET PROPERTY | JAPAN REALTY 日本不動産

Daina Court Pier Kurosaki

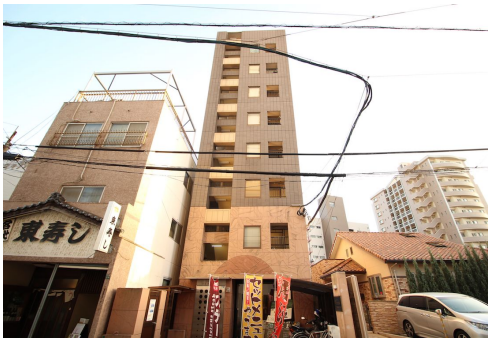
Residential | Apartment | Tenanted | Fukuoka

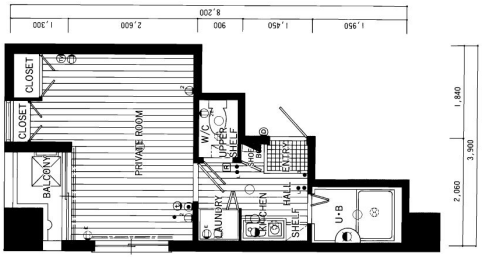
Posted On 12-11-2019

3-3-30 Kumade, Yahatanishi-ku, Kitakyushu.

¥ 2,250,000 **BUY**

Floor Area	Layout	Built Year	Gross Yield
20.77 m^2	1K	1990	16%





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PROPERTY INFO

Building / Land Information

Property Name:	Daina Court Pier Kurosaki
Address:	3-3-30 Kumade, Yahatanishi-ku, Kitakyushu.
Land Ownership:	Freehold
Building Structure:	Reinforced Concrete
Built Year:	1990

Unit Information

Total Units:	24
Layout:	1K
Floor / Total Floors:	5 Floor / 10 Floors
Floor Area:	20.77 m^2 / 223.57 ft^2
Balcony Area:	2.60 m^2 / 27.99 ft^2
Occupancy Status:	Tenanted

Additional Information

Location Information

Transportation:	Kurosaki station / 8 minutes walking distance

INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥30,000	¥360,000
Building Management Fee:	-¥6,000	-¥72,000
Building Sinking Fund:	-¥7,080	-¥84,960
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥1,650	-¥19,800
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥18,000
Net Rental Income After Tax:		¥165,240

COST OF PURCHASE

	Offer Price	3% ↓ Offer Price	5% ↓ Offer Price
Purchase Price:	¥2,250,000	¥2,182,500	¥2,137,500
Land Registration & Legal Fee (Estimated):	¥100,000		
Agency Brokerage Fee:	¥121,000	¥118,030	¥116,050
Total Cost of Purchase:	¥2,471,000	¥2,400,530	¥2,353,550

RENTAL YIELD

	Offer Price	3% ↓ Offer Price	5% ↓ Offer Price
Purchase Price:	¥2,250,000	¥2,182,500	¥2,137,500
Gross Rental Yield:	16.00%	16.49%	16.84%
Net Rental Yield:	7.42%	7.64%	7.81%