

## Daina Court Sandaimae

Posted On 11-08-2020

📍 4-6-3 Tonoharu, Higashi-ku, Fukuoka.

¥ 2,600,000

**BUY**

Residential

Apartment

Tenanted

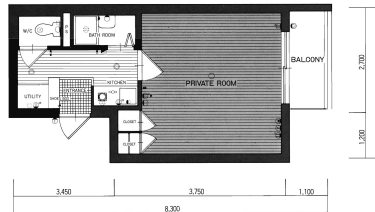
Fukuoka

📍 Floor Area  
25.17 m<sup>2</sup>

🏠 Layout  
1K

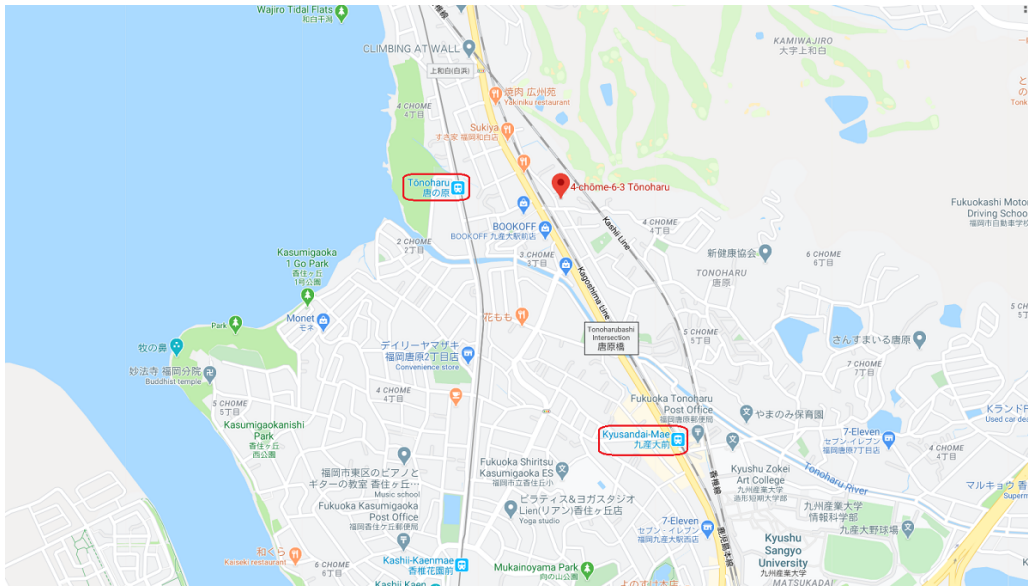
📅 Built Year  
1990

📈 Gross Yield  
11.54%



**C2  
TYPE  
1K**  
●専 有 面 積 / 25.17㎡  
●バルコニー面積 / 2.55㎡





## PROPERTY INFO

### Building / Land Information

|                                                                                   |                     |                                      |
|-----------------------------------------------------------------------------------|---------------------|--------------------------------------|
|    | Property Name:      | Daina Court Sandaimae                |
|    | Address:            | 4-6-3 Tonoharu, Higashi-ku, Fukuoka. |
|   | Land Ownership:     | Freehold                             |
|  | Building Structure: | Reinforced Concrete                  |
|  | Built Year:         | 1990                                 |

### Unit Information

|                                                                                   |                       |                                               |
|-----------------------------------------------------------------------------------|-----------------------|-----------------------------------------------|
|  | Total Units:          | 40                                            |
|  | Layout:               | 1K                                            |
|  | Floor / Total Floors: | 1 Floor / 5 Floors                            |
|  | Floor Area:           | 25.17 m <sup>2</sup> / 270.93 ft <sup>2</sup> |
|  | Balcony Area:         | 2.55 m <sup>2</sup> / 27.45 ft <sup>2</sup>   |
|  | Balcony Facing:       | North                                         |
|  | Occupancy Status:     | Tenanted                                      |

### Additional Information

Note 1: ID: 98821658

### Location Information

|                                                                                   |                 |                                               |
|-----------------------------------------------------------------------------------|-----------------|-----------------------------------------------|
|  | Transportation: | Tonoharu station / 7 minutes walking distance |
|-----------------------------------------------------------------------------------|-----------------|-----------------------------------------------|



## INCOME & EXPENSE

|                                                     | Monthly | Annually |
|-----------------------------------------------------|---------|----------|
| Rental Income:                                      | ¥25,000 | ¥300,000 |
| Building Management Fee:                            | -¥3,550 | -¥42,600 |
| Building Sinking Fund:                              | -¥7,400 | -¥88,800 |
| Other Miscellaneous Fee:                            | -¥0     | -¥0      |
| Agency Management Fee:                              | -¥1,375 | -¥16,500 |
| Annual Fixed Asset & City Planning Tax (Estimated): | -       | -¥17,000 |
| Net Rental Income After Tax:                        |         | ¥135,100 |

## COST OF PURCHASE

|                                            | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|--------------------------------------------|-------------|-----------------|-----------------|
| Purchase Price:                            | ¥2,600,000  | ¥2,522,000      | ¥2,470,000      |
| Land Registration & Legal Fee (Estimated): | ¥90,000     |                 |                 |
| Agency Brokerage Fee:                      | ¥136,400    | ¥132,968        | ¥130,680        |
| Total Cost of Purchase:                    | ¥2,826,400  | ¥2,744,968      | ¥2,690,680      |

## RENTAL YIELD

|                     | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|---------------------|-------------|-----------------|-----------------|
| Purchase Price:     | ¥2,600,000  | ¥2,522,000      | ¥2,470,000      |
| Gross Rental Yield: | 11.54%      | 11.90%          | 12.15%          |
| Net Rental Yield:   | 5.38%       | 5.55%           | 5.66%           |

