GARNET PROPERTY | JAPAN REALTY 日本不動産

Dia Palace Daimyo 2nd

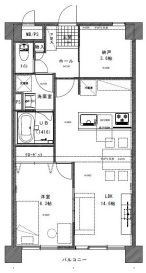
Residential | Apartment | Vacant | Fukuoka

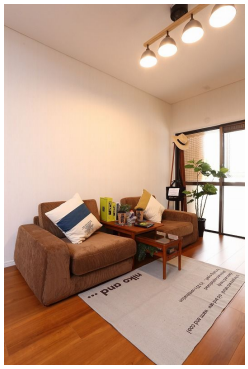
Posted On 02-06-2020

1-8-32 Daimy?, Ch??-ku, Fukuoka.

¥ 23,800,000 BUY

Floor Area	Layout	Built Year	Gross Yield
54.00 m^2	1LDK	1986	0%





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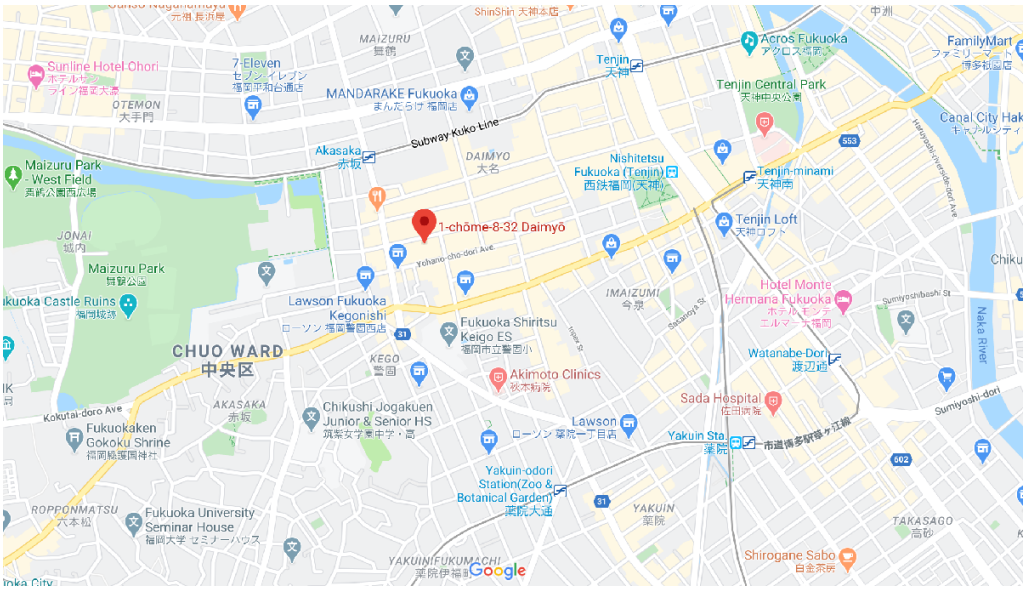

PROPERTY INFO

Building / Land Information

Property Name:	Dia Palace Daimyo 2nd
Address:	1-8-32 Daimy?, Ch??-ku, Fukuoka.
Land Ownership:	Freehold
Building Structure:	Reinforced Concrete
Built Year:	1986

Unit Information

Total Units:	31
Layout:	1LDK
Floor / Total Floors:	1 Floor / 9 Floors
Floor Area:	54.00 m^2 / 581.26 ft^2
Balcony Area:	22.78 m^2 / 245.20 ft^2
Occupancy Status:	Vacant

Additional Information

Note 1: ID: 98903652

Location Information

Transportation:	Akasaka station / 7 minutes walking distance

INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥11,000	-¥132,000
Building Sinking Fund:	-¥6,300	-¥75,600
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥70,000
Net Rental Income After Tax:		¥-277,600

COST OF PURCHASE

	Offer Price	3% Offer Price	5% Offer Price
Purchase Price:	¥23,800,000	¥23,086,000	¥22,610,000
Land Registration & Legal Fee (Estimated):	¥170,000		
Agency Brokerage Fee:	¥851,400	¥827,838	¥812,130
Total Cost of Purchase:	¥24,821,400	¥24,083,838	¥23,592,130

RENTAL YIELD

	Offer Price	3% Offer Price	5% Offer Price
Purchase Price:	¥23,800,000	¥23,086,000	¥22,610,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-0.84%	-0.86%	-0.88%