GARNET PROPERTY | JAPAN REALTY 日本不動産

F . PARC Ohori Park 602

Residential | Apartment | Vacant | Fukuoka

Posted On 22-04-2020

1-4-15 Arato, Ch??-ku, Fukuoka

¥ 14,900,000 BUY

Floor Area	Layout	Built Year	Gross Yield
29.62 m^2	1DK	2009	0%

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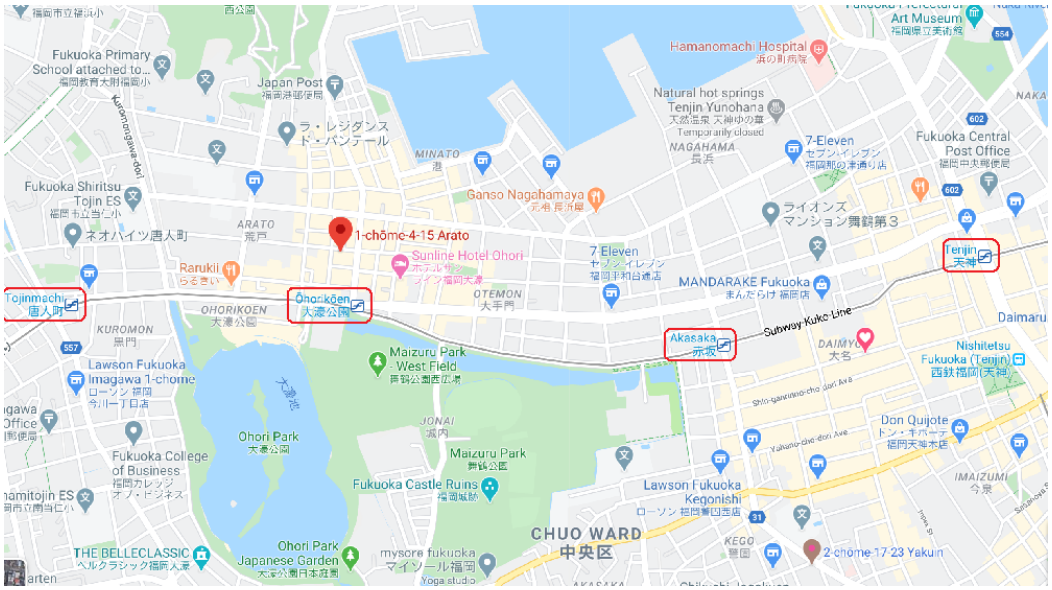

PROPERTY INFO

Building / Land Information

Property Name:	F . PARC Ohori Park 602
Address:	1-4-15 Arato, Ch??-ku, Fukuoka
Land Ownership:	Freehold
Building Structure:	Reinforced Concrete
Built Year:	2009

Unit Information

Total Units:	59
Layout:	1DK
Floor / Total Floors:	6 Floor / 11 Floors
Floor Area:	29.62 m^2 / 318.83 ft^2
Balcony Area:	6.08 m^2 / 65.45 ft^2
Balcony Facing:	North
Occupancy Status:	Vacant

Additional Information

Location Information

Transportation:	Ohorikeon station / 3 minutes walking distance

INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥6,200	-¥74,400
Building Sinking Fund:	-¥4,000	-¥48,000
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥45,000
Net Rental Income After Tax:		¥-167,400

COST OF PURCHASE

	Offer Price	3% ↓ Offer Price	5% ↓ Offer Price
Purchase Price:	¥14,900,000	¥14,453,000	¥14,155,000
Land Registration & Legal Fee (Estimated):	¥140,000		
Agency Brokerage Fee:	¥557,700	¥542,949	¥533,115
Total Cost of Purchase:	¥15,597,700	¥15,135,949	¥14,828,115

RENTAL YIELD

	Offer Price	3% ↓ Offer Price	5% ↓ Offer Price
Purchase Price:	¥14,900,000	¥14,453,000	¥14,155,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-0.78%	-0.81%	-0.83%