GARNET PROPERTY | JAPAN REALTY 日本不動産

Maison de Ocean

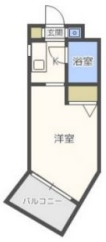
Residential | Apartment | Tenanted | Fukuoka

Posted On 28-05-2020

2-3-3 Mishimazaki, Higashi-ku, Fukuoka.

¥ 1,500,000 **BUY**

Floor Area	Layout	Built Year	Gross Yield
16.29 m^2	1K	1989	11.52%



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PROPERTY INFO

Building / Land Information

Property Name:	Maison de Ocean
Address:	2-3-3 Mishimazaki, Higashi-ku, Fukuoka.
Land Ownership:	Freehold
Building Structure:	Reinforced Concrete
Built Year:	1989

Unit Information

Layout:	1K
Floor / Total Floors:	4 Floor / 5 Floors
Floor Area:	16.29 m^2 / 175.35 ft^2
Balcony Area:	2.00 m^2 / 21.53 ft^2
Occupancy Status:	Tenanted

Additional Information

Note 1: ID: 98933133

Location Information

Transportation: Nishitetsu-Kashii station / 9 minutes walking distance

INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥14,400	¥172,800
Building Management Fee:	-¥0	-¥0
Building Sinking Fund:	-¥4,900	-¥58,800
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥792	-¥9,504
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥28,000
Net Rental Income After Tax:		¥76,496

COST OF PURCHASE

	Offer Price	3% Offer Price	5% Offer Price
Purchase Price:	¥1,500,000	¥1,455,000	¥1,425,000
Land Registration & Legal Fee (Estimated):	¥100,000		
Agency Brokerage Fee:	¥82,500	¥80,025	¥78,375
Total Cost of Purchase:	¥1,682,500	¥1,635,025	¥1,603,375

RENTAL YIELD

	Offer Price	3% Offer Price	5% Offer Price
Purchase Price:	¥1,500,000	¥1,455,000	¥1,425,000
Gross Rental Yield:	11.52%	11.88%	12.13%
Net Rental Yield:	6.21%	6.40%	6.54%