GARNET PROPERTY | JAPAN REALTY 日本不動産

Montre Bleu La Mer Fukuoka Cabin Building

Residential | Apartment | Vacant | Fukuoka

Posted On 09-08-2020

2-1-30 Saitozaki, Higashi-ku, Fukuoka

¥ 25,800,000 **BUY**

Floor Area	Layout	Built Year	Gross Yield
68.88 m^2	2LDK	2007	0%

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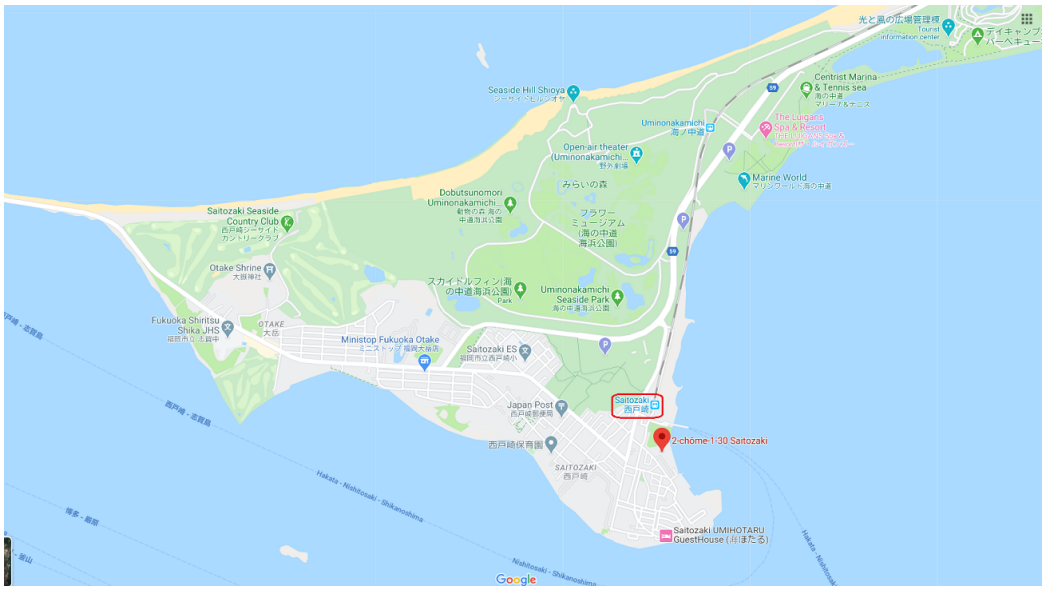

PROPERTY INFO

Building / Land Information

Property Name:	Montre Bleu La Mer Fukuoka Cabin Building
Address:	2-1-30 Saitozaki, Higashi-ku, Fukuoka
Land Ownership:	Freehold
Building Structure:	Reinforced Concrete
Built Year:	2007

Unit Information

Total Units:	316
Layout:	2LDK
Floor / Total Floors:	2 Floor / 14 Floors
Floor Area:	68.88 m^2 / 741.42 ft^2
Balcony Area:	21.25 m^2 / 228.74 ft^2
Balcony Facing:	East
Occupancy Status:	Vacant

Additional Information

Note 1:	Garden 21.25m2 / Balcony 8.5m2
Note 2:	Perfect sea view at the garden & balcony
Note 3:	ID: 98689613

Location Information

Transportation:	Saitozaki station / 3 minutes walking distance

INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥9,400	-¥112,800
Building Sinking Fund:	-¥4,100	-¥49,200
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥80,000
Net Rental Income After Tax:		¥-242,000

COST OF PURCHASE

	Offer Price	3% Offer Price	5% Offer Price
Purchase Price:	¥25,800,000	¥25,026,000	¥24,510,000
Land Registration & Legal Fee (Estimated):	¥180,000		
Agency Brokerage Fee:	¥917,400	¥891,858	¥874,830
Total Cost of Purchase:	¥26,897,400	¥26,097,858	¥25,564,830

RENTAL YIELD

	Offer Price	3% Offer Price	5% Offer Price
Purchase Price:	¥25,800,000	¥25,026,000	¥24,510,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-0.60%	-0.62%	-0.63%