GARNET PROPERTY | JAPAN REALTY 日本不動産

Nata Housing Complex 14

Residential | Apartment | Vacant | Fukuoka

Posted On 15-07-2020

14 Natadanchi, Higashi-ku, Fukuoka

¥ 6,500,000 **BUY**

Floor Area	Layout	Built Year	Gross Yield
86.05 m^2	4LDK	1977	0%

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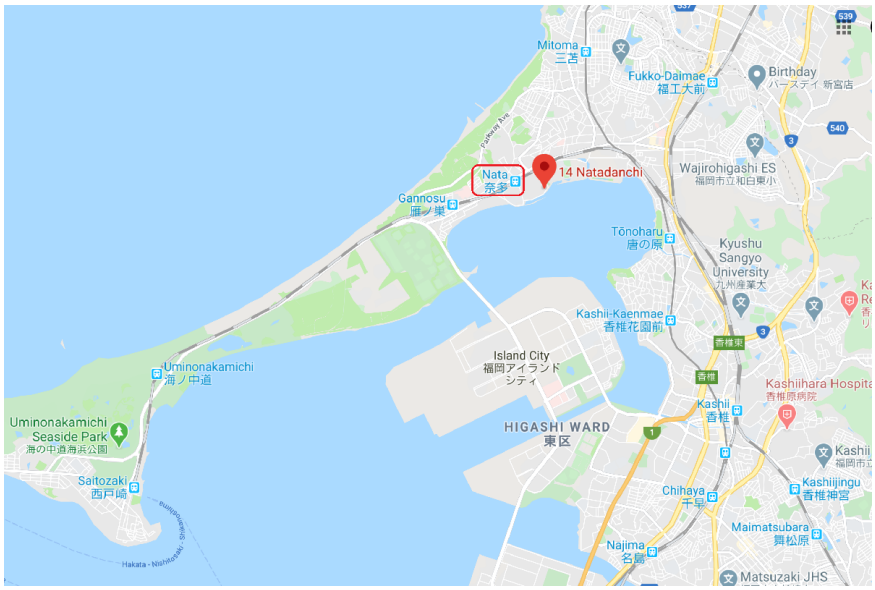

PROPERTY INFO

Building / Land Information

Property Name:	Nata Housing Complex 14
Address:	14 Natadanchi, Higashi-ku, Fukuoka
Land Ownership:	Freehold
Building Structure:	Reinforced Concrete
Built Year:	1977

Unit Information

Total Units:	30
Layout:	4LDK
Floor / Total Floors:	4 Floor / 5 Floors
Floor Area:	86.05 m^2 / 926.24 ft^2
Balcony Area:	16.87 m^2 / 181.59 ft^2
Balcony Facing:	Southeast
Occupancy Status:	Vacant

Additional Information

Amenities:	Convenience store, supermarket, drug store, hospital, post office and schools nearby
Note 1:	Bright, airy and good view
Note 2:	1 Carport lot available
Note 3:	ID: 98924044

Location Information

Transportation:	Nata station / 8 minutes walking distance

INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥2,700	-¥32,400
Building Sinking Fund:	-¥9,000	-¥108,000
Other Miscellaneous Fee:	-¥400	-¥4,800
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥60,000
Net Rental Income After Tax:		¥-205,200

COST OF PURCHASE

	Offer Price	3% Offer Price	5% Offer Price
Purchase Price:	¥6,500,000	¥6,305,000	¥6,175,000
Land Registration & Legal Fee (Estimated):	¥180,000		
Agency Brokerage Fee:	¥280,500	¥274,065	¥269,775
Total Cost of Purchase:	¥6,960,500	¥6,759,065	¥6,624,775

RENTAL YIELD

	Offer Price	3% Offer Price	5% Offer Price
Purchase Price:	¥6,500,000	¥6,305,000	¥6,175,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-2.09%	-2.15%	-2.20%