

## Pure Dome Takamiya Accela

Residential

Apartment

Tenanted

Fukuoka

Posted On 03-09-2019

 1-chome-33-13 Ogusu, Minami-ku, Fukuoka.

**¥ 5,400,000**

**BUY**

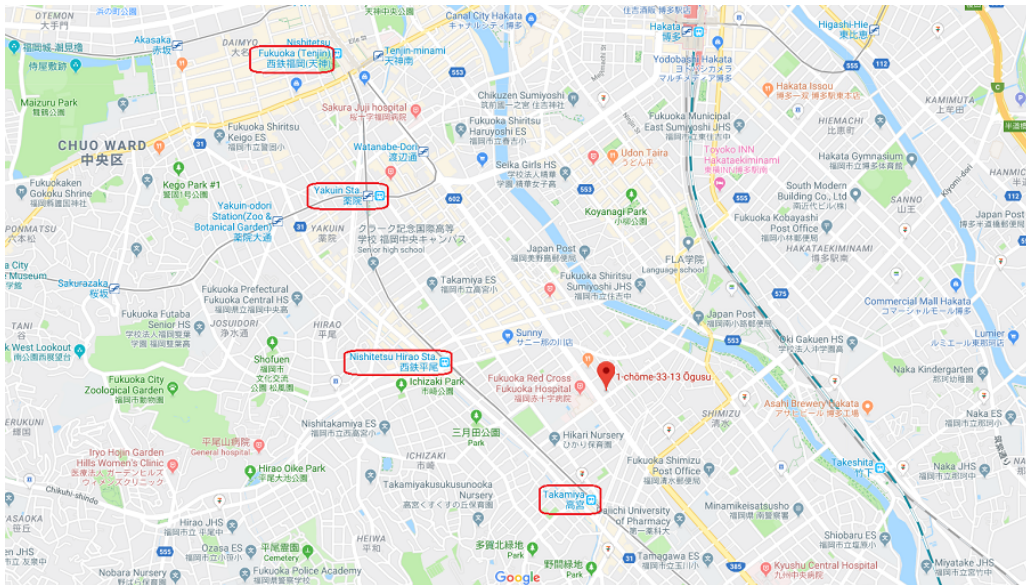
 Floor Area  
18.48 m<sup>2</sup>

 Layout  
1K

 Built Year  
1994

 Gross Yield  
8.67%





## PROPERTY INFO

### Building / Land Information

|                                                                                   |                     |                                          |
|-----------------------------------------------------------------------------------|---------------------|------------------------------------------|
|    | Property Name:      | Pure Dome Takamiya Accela                |
|    | Address:            | 1-chome-33-13 Ogusu, Minami-ku, Fukuoka. |
|   | Land Ownership:     | Freehold                                 |
|  | Building Structure: | Reinforced Concrete                      |
|  | Built Year:         | 1994                                     |

### Unit Information

|                                                                                   |                       |                                               |
|-----------------------------------------------------------------------------------|-----------------------|-----------------------------------------------|
|  | Total Units:          | 41                                            |
|  | Layout:               | 1K                                            |
|  | Floor / Total Floors: | 7 Floor / 7 Floors                            |
|  | Floor Area:           | 18.48 m <sup>2</sup> / 198.92 ft <sup>2</sup> |
|  | Balcony Area:         | 4.95 m <sup>2</sup> / 53.28 ft <sup>2</sup>   |
|  | Balcony Facing:       | Southeast                                     |
|  | Occupancy Status:     | Tenanted                                      |

### Additional Information

|            |                                             |
|------------|---------------------------------------------|
| Amenities: | Nice residential area                       |
| Note 1:    | Hirao station / 10 minutes walking distance |

### Location Information

|                                                                                   |                 |                                               |
|-----------------------------------------------------------------------------------|-----------------|-----------------------------------------------|
|  | Transportation: | Takamiya station / 9 minutes walking distance |
|-----------------------------------------------------------------------------------|-----------------|-----------------------------------------------|

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公众号

## INCOME & EXPENSE

|                                                     | Monthly | Annually |
|-----------------------------------------------------|---------|----------|
| Rental Income:                                      | ¥39,000 | ¥468,000 |
| Building Management Fee:                            | -¥7,700 | -¥92,400 |
| Building Sinking Fund:                              | -¥2,400 | -¥28,800 |
| Other Miscellaneous Fee:                            | -¥0     | -¥0      |
| Agency Management Fee:                              | -¥2,145 | -¥25,740 |
| Annual Fixed Asset & City Planning Tax (Estimated): | -       | -¥31,900 |
| Net Rental Income After Tax:                        |         | ¥289,160 |

## COST OF PURCHASE

|                                            | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|--------------------------------------------|-------------|-----------------|-----------------|
| Purchase Price:                            | ¥5,400,000  | ¥5,238,000      | ¥5,130,000      |
| Land Registration & Legal Fee (Estimated): | ¥120,000    |                 |                 |
| Agency Brokerage Fee:                      | ¥244,200    | ¥238,854        | ¥235,290        |
| Total Cost of Purchase:                    | ¥5,764,200  | ¥5,596,854      | ¥5,485,290      |

## RENTAL YIELD

|                     | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|---------------------|-------------|-----------------|-----------------|
| Purchase Price:     | ¥5,400,000  | ¥5,238,000      | ¥5,130,000      |
| Gross Rental Yield: | 8.67%       | 8.93%           | 9.12%           |
| Net Rental Yield:   | 5.57%       | 5.74%           | 5.86%           |

