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The Parkhouse Fukuoka Towers East 10F

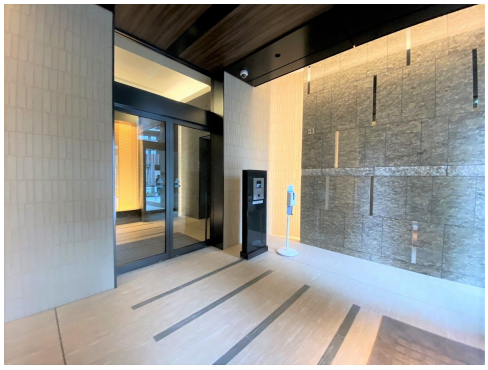
Residential | Apartment | Vacant | Fukuoka

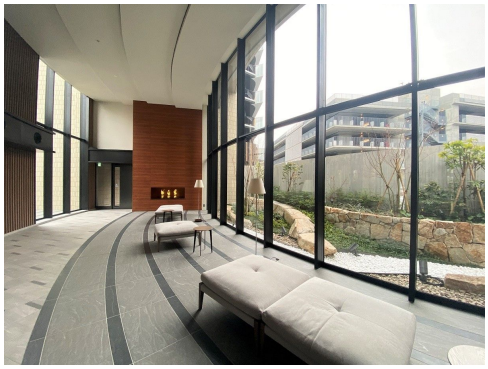
Posted On 13-05-2023

2-2-5 Jigyohama, Chuo Ward, Fukuoka

¥ 36,000,000 BUY

Floor Area	Layout	Built Year	Gross Yield
41.84 m^2	1LDK	2020	0%





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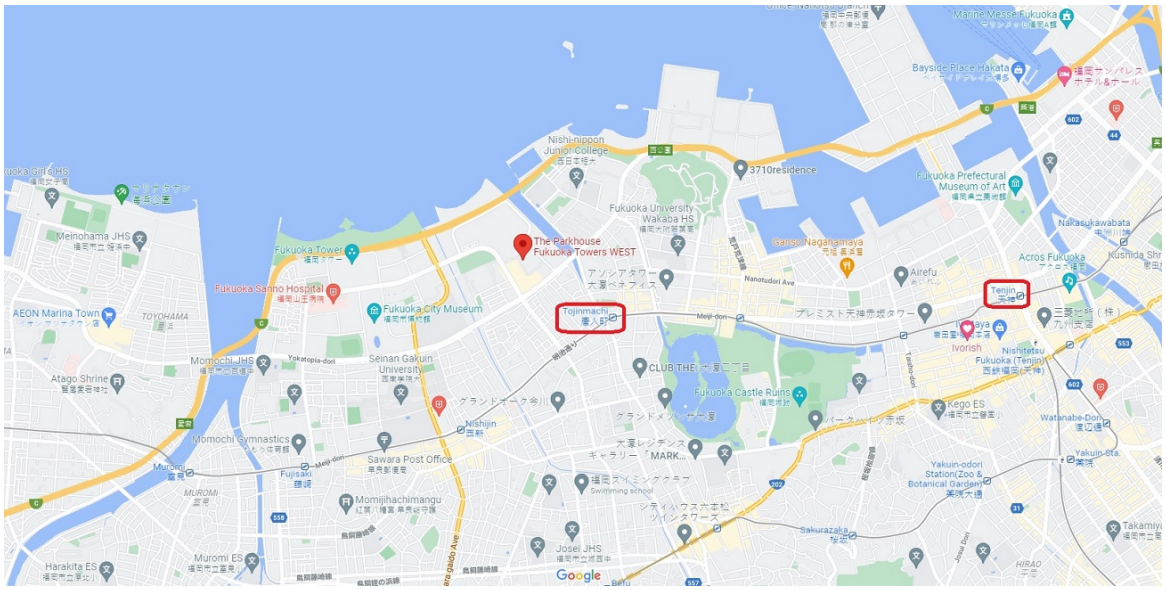

PROPERTY INFO

Building / Land Information

Property Name:	The Parkhouse Fukuoka Towers East 10F
Address:	2-2-5 Jigyohama, Chuo Ward, Fukuoka
Land Ownership:	Freehold
Building Structure:	Reinforced Concrete
Built Year:	2020

Unit Information

Total Units:	292
Layout:	1LDK
Floor / Total Floors:	10 Floor / 28 Floors
Floor Area:	41.84 m^2 / 450.37 ft^2
Balcony Area:	7.68 m^2 / 82.67 ft^2
Balcony Facing:	Southeast
Occupancy Status:	Vacant

Additional Information

Amenities:	Shopping mall "Markis (Fukuoka Momochi)"
Note 1:	Next to Fukuoka Landmark "Fukuoka Paypay Dome" & Hilton Fukuoka Sea Hawk & Jigyo Central Park
Note 2:	Excellent sea view and green environment
Note 3:	ID: 99281727

Location Information

Transportation:	Tojinmachi station / 8 minutes walking distance

INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥9,210	-¥110,520
Building Sinking Fund:	-¥3,350	-¥40,200
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥75,000
Net Rental Income After Tax:		¥-225,720

COST OF PURCHASE

	Offer Price	3% Offer Price	5% Offer Price
Purchase Price:	¥36,000,000	¥34,920,000	¥34,200,000
Land Registration & Legal Fee (Estimated):	¥150,000		
Agency Brokerage Fee:	¥1,254,000	¥1,218,360	¥1,194,600
Total Cost of Purchase:	¥37,404,000	¥36,288,360	¥35,544,600

RENTAL YIELD

	Offer Price	3% Offer Price	5% Offer Price
Purchase Price:	¥36,000,000	¥34,920,000	¥34,200,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-0.40%	-0.42%	-0.42%