GARNET PROPERTY | JAPAN REALTY 日本不動産

# The Parkhouse Fukuoka Towers East 17F

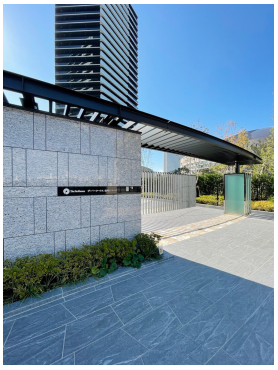
Residential | Apartment | Vacant | Fukuoka

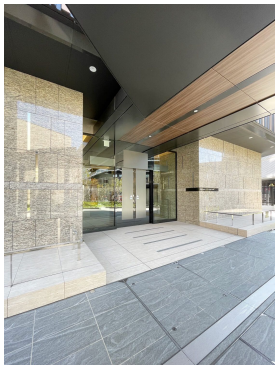
Posted On 13-05-2023

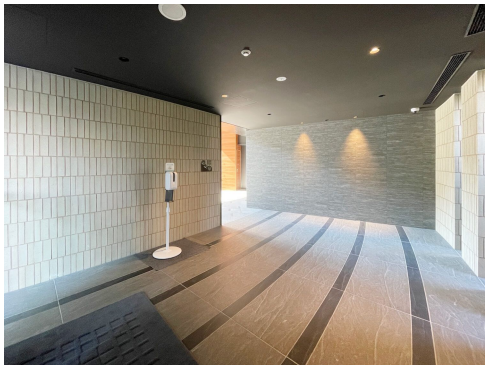
2-2-5 Jigyohama, Chuo Ward, Fukuoka

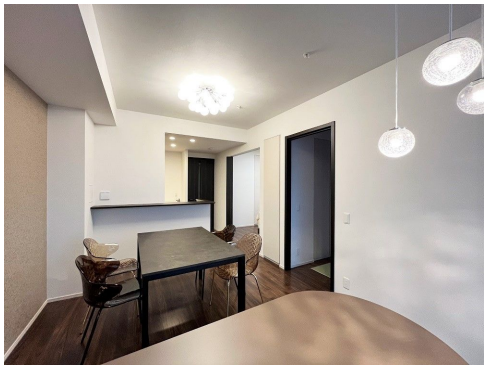
**¥ 57,800,000** BUY

| Floor Area | Layout | Built Year | Gross Yield |
|---|---|---|---|
| 61.74 $m^2$ | 2LDK | 2020 | 0% |

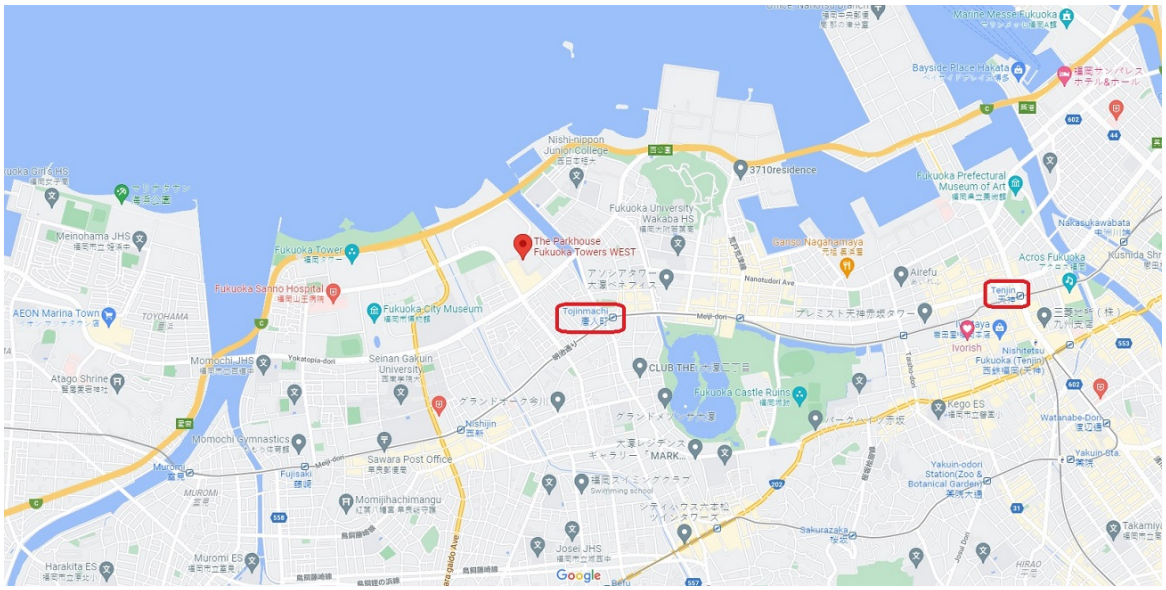








info@japan-realty.com
Singapore +65 8188 8316




PROPERTY INFO

## Building / Land Information

| | |
|---|---|
| Property Name: | The Parkhouse Fukuoka Towers East 17F |
| Address: | 2-2-5 Jigyohama, Chuo Ward, Fukuoka |
| Land Ownership: | Freehold |
| Building Structure: | Reinforced Concrete |
| Built Year: | 2020 |

## Unit Information

| | |
|---|---|
| Total Units: | 292 |
| Layout: | 2LDK |
| Floor / Total Floors: | 17 Floor / 28 Floors |
| Floor Area: | 61.74 $m^2$ / 664.57 $ft^2$ |
| Balcony Area: | 11.44 $m^2$ / 123.14 $ft^2$ |
| Balcony Facing: | Southwest |
| 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: 99314395 |

## Location Information

| | |
|---|---|
| Transportation: | Tojinmachi station / 8 minutes walking distance |

## INCOME & EXPENSE

| | Monthly | Annually |
|---|---|---|
| Rental Income: | ¥0 | ¥0 |
| Building Management Fee: | -¥13,590 | -¥163,080 |
| Building Sinking Fund: | -¥4,950 | -¥59,400 |
| Other Miscellaneous Fee: | -¥0 | -¥0 |
| Agency Management Fee: | -¥0 | -¥0 |
| Annual Fixed Asset & City Planning Tax (Estimated): | - | -¥100,000 |
| Net Rental Income After Tax: | | ¥-322,480 |

## COST OF PURCHASE

| | Offer Price | 3% ↓ Offer Price | 5% ↓ Offer Price |
|---|---|---|---|
| Purchase Price: | ¥57,800,000 | ¥56,066,000 | ¥54,910,000 |
| Land Registration & Legal Fee (Estimated): | ¥200,000 | | |
| Agency Brokerage Fee: | ¥1,973,400 | ¥1,916,178 | ¥1,878,030 |
| Total Cost of Purchase: | ¥59,973,400 | ¥58,182,178 | ¥56,988,030 |

## RENTAL YIELD

| | Offer Price | 3% ↓ Offer Price | 5% ↓ Offer Price |
|---|---|---|---|
| Purchase Price: | ¥57,800,000 | ¥56,066,000 | ¥54,910,000 |
| Gross Rental Yield: | 0.00% | 0.00% | 0.00% |
| Net Rental Yield: | -0.37% | -0.38% | -0.39% |