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The Parkhouse Fukuoka Towers West

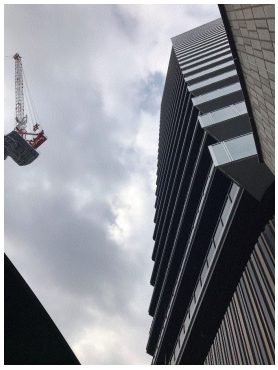
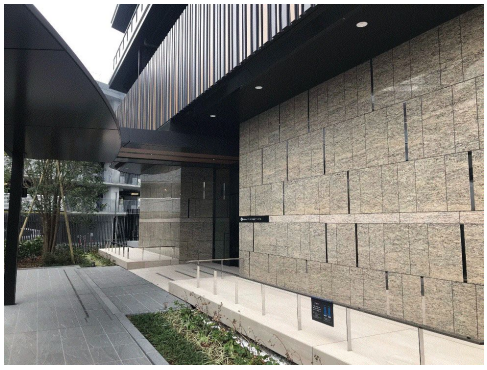
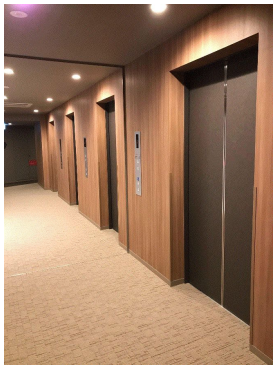
Residential | Apartment | Vacant | Fukuoka

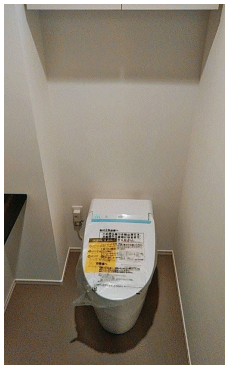
Posted On 02-08-2020

2-2 Jigyohama, Chuo Ward, Fukuoka

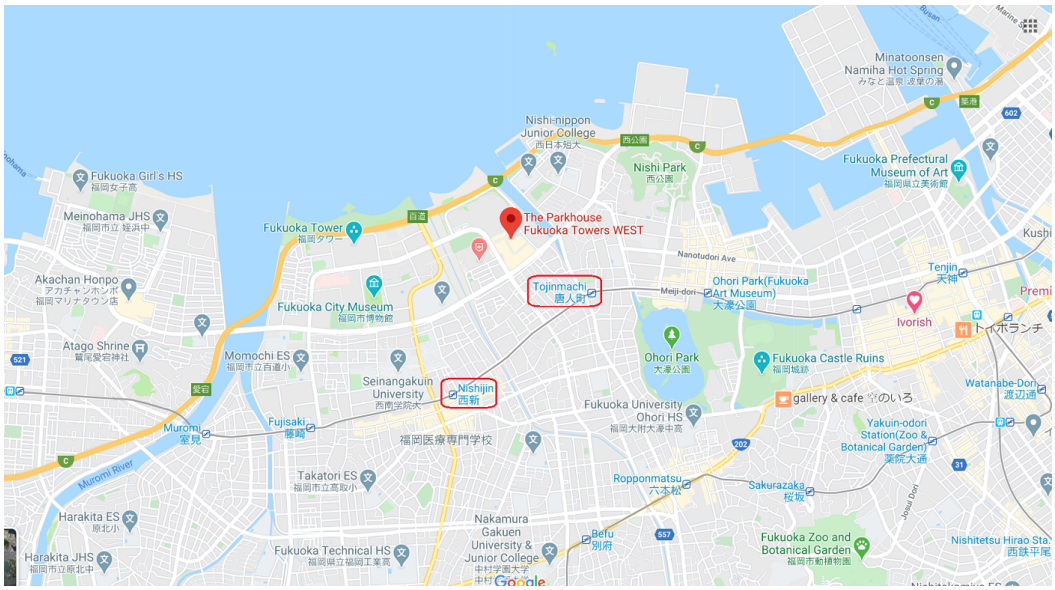
¥ 47,500,000 BUY

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 West
Address:	2-2 Jigyohama, Chuo Ward, Fukuoka
Land Ownership:	Freehold
Building Structure:	Reinforced Concrete
Built Year:	2020

Unit Information

Total Units:	292
Layout:	2LDK
Floor / Total Floors:	12 Floor / 28 Floors
Floor Area:	61.74 m^2 / 664.57 ft^2
Balcony Area:	11.44 m^2 / 123.14 ft^2
Occupancy Status:	Vacant

Additional Information

Amenities:	Shopping mall "Markis (Fukuoka Momochi)"
Note 1:	Excellent sea view and green environment
Note 2:	Next to Fukuoka Landmark "Fukuoka Paypay Dome"
Note 3:	Next to Hilton Fukuoka Sea Hawk & Jigyo Central Park
Note 4:	ID: 98922733

Location Information

Transportation:	Tojinmachi station / 8 minutes walking distance

INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥13,520	-¥162,240
Building Sinking Fund:	-¥4,330	-¥51,960
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥110,000
Net Rental Income After Tax:		¥-324,200

COST OF PURCHASE

	Offer Price	3% ↓ Offer Price	5% ↓ Offer Price
Purchase Price:	¥47,500,000	¥46,075,000	¥45,125,000
Land Registration & Legal Fee (Estimated):	¥200,000		
Agency Brokerage Fee:	¥1,633,500	¥1,586,475	¥1,555,125
Total Cost of Purchase:	¥49,333,500	¥47,861,475	¥46,880,125

RENTAL YIELD

	Offer Price	3% ↓ Offer Price	5% ↓ Offer Price
Purchase Price:	¥47,500,000	¥46,075,000	¥45,125,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-0.43%	-0.45%	-0.46%