

Residential

# **Avance Yakuin**

Posted On 24-07-2020 I-3-8 Shirogane, Chuo-ku, Fukuoka

#### BUY ¥ 5,650,000

<mark>ے ای</mark> Floor Area	Layout	Built Year 1995	✓ Gross Yield
18.25 m <sup>2</sup>	1R		8.5%

Apartment Tenanted

Fukuoka



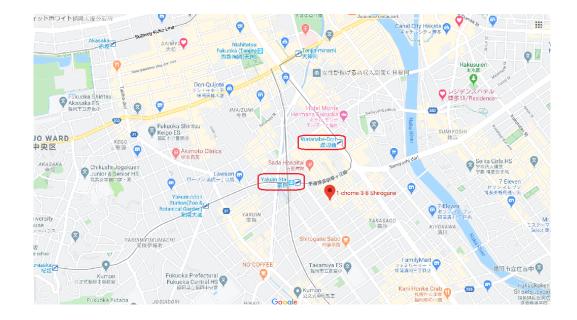








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#### **PROPERTY INFO**

## **Building / Land Information**

ഹ	Property Name:	Avance Yakuin	
2	Address:	1-3-8 Shirogane, Chuo-ku, Fukuoka	
8	Land Ownership:	Freehold	
초	Building Structure:	Steel Reinforced Concrete	
	Built Year:	1995	

### **Unit Information**

#### **Additional Information**

000	Total Units:	50	Amenities:	Prime area, shopping, restaurant, hospitals, nearby
	Layout:	1R	Note 1:	ID: 98938144
J	Floor / Total Floors:	4 Floor / 11 Floors		
	Floor Area:	18.25 m <sup>2</sup> / 196.44 ft <sup>2</sup>		
	Balcony Area:	$3.45 \text{ m}^2$ / 37.14 ft <sup>2</sup>		
	Balcony Facing:	Northwest		
1	Occupancy Status:	Tenanted		

## **Location Information**

Transportation:

Yakuin station / 3 minutes walking distance



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#### **INCOME & EXPENSE**

	Monthly	Annually
Rental Income:	¥40,000	¥480,000
Building Management Fee:	-¥3,200	-¥38,400
Building Sinking Fund:	-¥4,020	-¥48,240
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,200	-¥26,400
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥35,000
Net Rental Income After Tax:		¥331,960

#### COST OF PURCHASE

	Offer Price	3% Uffer Price	5% Offer Price
Purchase Price:	¥5,650,000	¥5,480,500	¥5,367,500
Land Registration & Legal Fee (Estimated):	¥120,000		
Agency Brokerage Fee:	¥252,450	¥246,857	¥243,128
Total Cost of Purchase:	¥6,022,450	¥5,847,357	¥5,730,628

#### RENTAL YIELD

	Offer Price	3% Offer Price	5% Offer Price
Purchase Price:	¥5,650,000	¥5,480,500	¥5,367,500
Gross Rental Yield:	8.50%	8.76%	8.94%
Net Rental Yield:	6.09%	6.28%	6.41%

