

# Belt Pier EXE Fukuoka II

Residential

Apartment Tenanted

Fukuoka

Posted On 07-11-2019

3-chome-19-6 Matsuda, Higashi-ku, Fukuoka.

#### ¥ 5,000,000 BUY

<mark>ے ا</mark> ہے Floor Area 18.72 m <sup>2</sup>	Layout 1K	Built Year 1990	Gross Yield 8.28%
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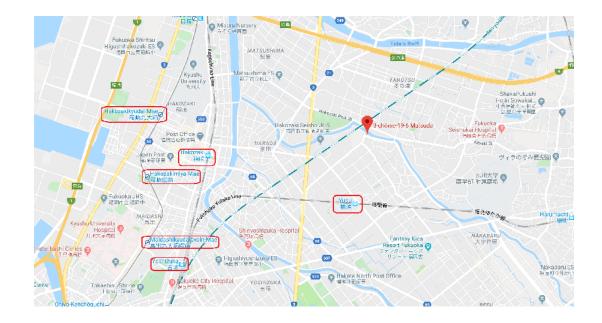


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#### **PROPERTY INFO**

## **Building / Land Information**

ഹ	Property Name:	Belt Pier EXE Fukuoka II
2	Address:	3-chome-19-6 Matsuda, Higashi-ku, Fukuoka.
8	Land Ownership:	Freehold
æ	Building Structure:	Steel Reinforced Concrete
	Built Year:	1990

#### **Unit Information**

	Total Units:	52
	Layout:	1K
J	Floor / Total Floors:	6 Floor / 8 Floors
	Floor Area:	18.72 m <sup>2</sup> / 201.50 ft <sup>2</sup>
÷	Balcony Area:	3.00 m <sup>2</sup> / 32.29 ft <sup>2</sup>
1	Occupancy Status:	Tenanted

## **Location Information**

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Transportation: Yusu station / 8 minutes walking distance

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**Additional Information** 

#### **INCOME & EXPENSE**

	Monthly	Annually
Rental Income:	¥34,500	¥414,000
Building Management Fee:	-¥2,230	-¥26,760
Building Sinking Fund:	-¥1,690	-¥20,280
Other Miscellaneous Fee:	-¥2,000	-¥24,000
Agency Management Fee:	-¥1,898	-¥22,770
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥22,931
Net Rental Income After Tax:		¥297,259

#### COST OF PURCHASE

	Offer Price	3% Offer Price	5% Offer Price
Purchase Price:	¥5,000,000	¥4,850,000	¥4,750,000
Land Registration & Legal Fee (Estimated):	¥110,000		
Agency Brokerage Fee:	¥231,000	¥226,050	¥222,750
Total Cost of Purchase:	¥5,341,000	¥5,186,050	¥5,082,750

#### RENTAL YIELD

	Offer Price	3% Offer Price	5% Offer Price
Purchase Price:	¥5,000,000	¥4,850,000	¥4,750,000
Gross Rental Yield:	8.28%	8.54%	8.72%
Net Rental Yield:	5.99%	6.18%	6.31%

