

## Chison Mansion Third Hakata

Posted On 09-08-2020

📍 2-2-24 Yakuin, Chuo-ku, Fukuoka.


**¥ 16,980,000** **BUY**

Residential


Apartment


Vacant

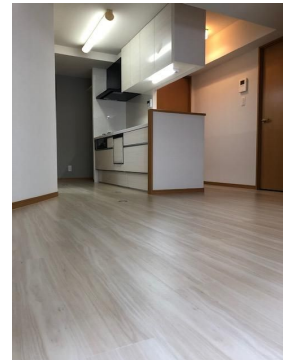
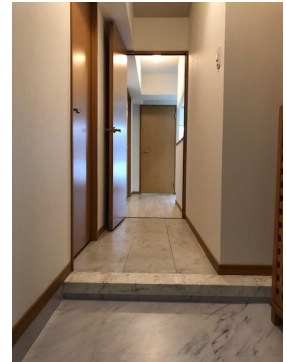
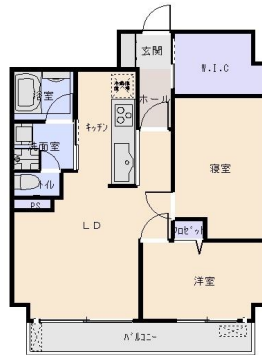
Fukuoka

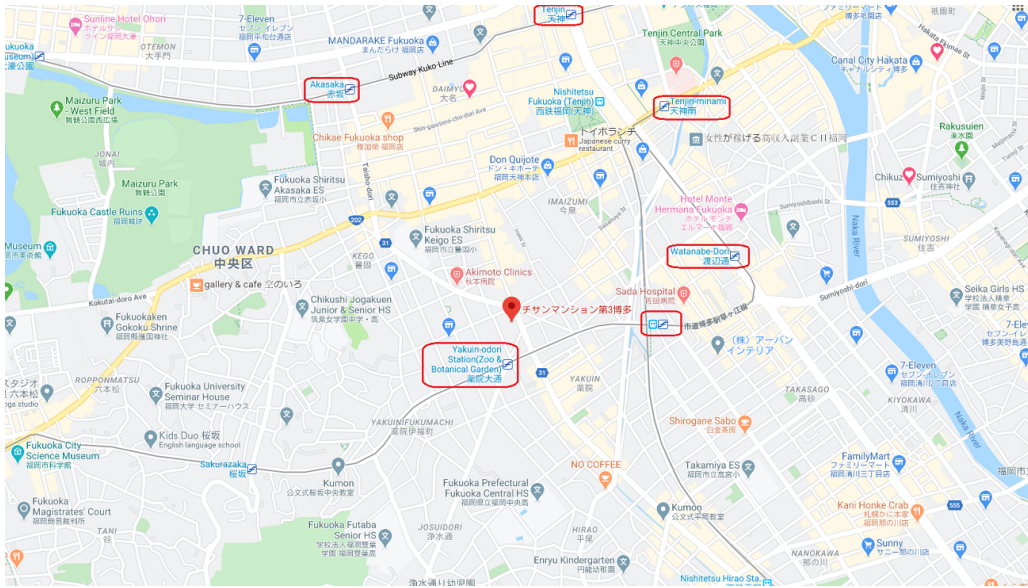
 Floor Area  
54.89 m<sup>2</sup>

 Layout  
2LDK

 Built Year  
1974

 Gross Yield  
0%











## PROPERTY INFO

### Building / Land Information

|   |                     |                                  |
|---|---------------------|----------------------------------|
|    | Property Name:      | Chison Mansion Third Hakata      |
|    | Address:            | 2-2-24 Yakuin, Chuo-ku, Fukuoka. |
|   | Land Ownership:     | Freehold                         |
|  | Building Structure: | Steel Reinforced Concrete        |
|  | Built Year:         | 1974                             |


### Unit Information

|   |                       |   |
|---|-----------------------|---|
|  | Layout:               | 2LDK  |
|  | Floor / Total Floors: | 9 Floor / 11 Floors                           |
|  | Floor Area:           | 54.89 m <sup>2</sup> / 590.84 ft <sup>2</sup> |
|  | Balcony Area:         | 5.62 m <sup>2</sup> / 60.49 ft <sup>2</sup>   |
|  | Balcony Facing:       | South   |
|  | Occupancy Status:     | Vacant  |

### Additional Information

|         |                                       |
|---------|---------------------------------------|
| Note 1: | Interior renovation done in July 2019 |
| Note 2: | ID: 98833638                          |

### Location Information

|   |                 |   |
|---|-----------------|---|
|  | Transportation: | Yakuin-odori station / 3 minutes walking distance |
|---|-----------------|---|



## INCOME & EXPENSE

|   | Monthly  | Annually  |
|---|----------|-----------|
| Rental Income:                                      | ¥0       | ¥0        |
| Building Management Fee:                            | -¥11,200 | -¥134,400 |
| Building Sinking Fund:                              | -¥11,600 | -¥139,200 |
| Other Miscellaneous Fee:                            | -¥900    | -¥10,800  |
| Agency Management Fee:                              | -¥0      | -¥0       |
| Annual Fixed Asset & City Planning Tax (Estimated): | -        | -¥75,000  |
| Net Rental Income After Tax:                        |          | ¥-359,400 |

## COST OF PURCHASE

|  | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|--|-------------|-----------------|-----------------|
| Purchase Price:                            | ¥16,980,000 | ¥16,470,600     | ¥16,131,000     |
| Land Registration & Legal Fee (Estimated): | ¥160,000    |                 |                 |
| Agency Brokerage Fee:                      | ¥626,340    | ¥609,530        | ¥598,323        |
| Total Cost of Purchase:                    | ¥17,766,340 | ¥17,240,130     | ¥16,889,323     |

## RENTAL YIELD

|                     | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|---------------------|-------------|-----------------|-----------------|
| Purchase Price:     | ¥16,980,000 | ¥16,470,600     | ¥16,131,000     |
| Gross Rental Yield: | 0.00%       | 0.00%           | 0.00%           |
| Net Rental Yield:   | -1.60%      | -1.65%          | -1.69%          |

