

Daina Court Hirao Sanso-dori 701

Residential

Apartment

Tenanted

Fukuoka

Posted On 03-10-2019

📍 4-chome-3-4 Hirao, Chuo-ku, Fukuoka.

¥ 4,900,000 **BUY**

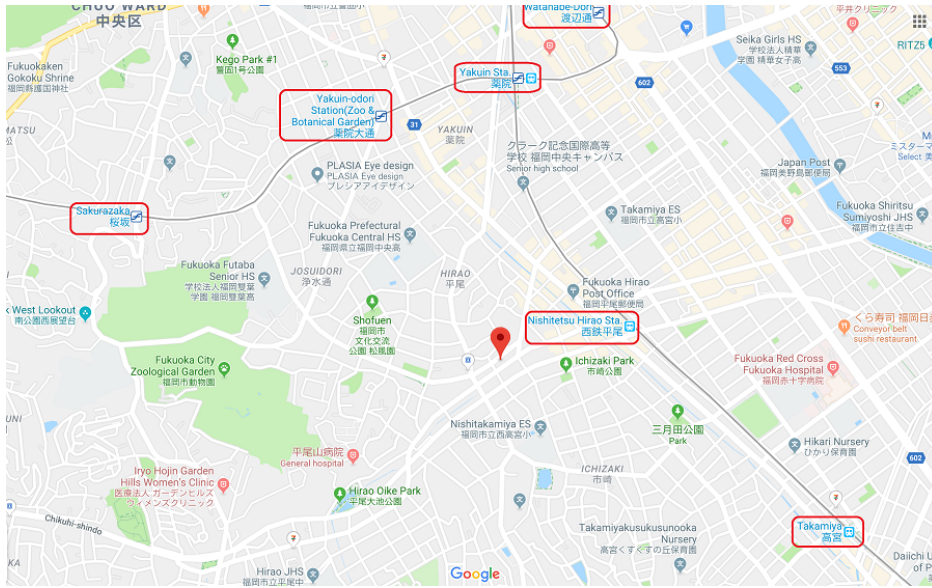
📐 Floor Area
18.48 m²

🏠 Layout
1K

📅 Built Year
1990






📈 Gross Yield
8.82%












PROPERTY INFO

Building / Land Information

	Property Name:	Daina Court Hirao Sanso-dori 701
	Address:	4-chome-3-4 Hirao, Chuo-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1990


Unit Information

	Total Units:	90
	Layout:	1K
	Floor / Total Floors:	7 Floor / 11 Floors
	Floor Area:	18.48 m ² / 198.92 ft ²
	Balcony Area:	3.22 m ² / 34.66 ft ²
	Balcony Facing:	Southeast
	Occupancy Status:	Tenanted

Additional Information

Note 1: Corner unit with side window, bright and airy

Location Information

	Transportation:	Hirao station / 9 minutes walking distance
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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥36,000	¥432,000
Building Management Fee:	-¥5,200	-¥62,400
Building Sinking Fund:	-¥5,460	-¥65,520
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥1,980	-¥23,760
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥30,000
Net Rental Income After Tax:		¥250,320

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥4,900,000	¥4,753,000	¥4,655,000
Land Registration & Legal Fee (Estimated):	¥120,000		
Agency Brokerage Fee:	¥227,700	¥222,849	¥219,615
Total Cost of Purchase:	¥5,247,700	¥5,095,849	¥4,994,615

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥4,900,000	¥4,753,000	¥4,655,000
Gross Rental Yield:	8.82%	9.09%	9.28%
Net Rental Yield:	5.34%	5.51%	5.62%

