

## Daina Court Taihaku-dori

Residential

Apartment

Tenanted


Fukuoka

Posted On 07-11-2019


📍 7-9 Taihakumachi, Hakata-ku, Fukuoka.


**¥ 4,500,000**

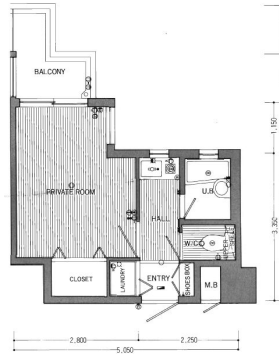
**BUY**

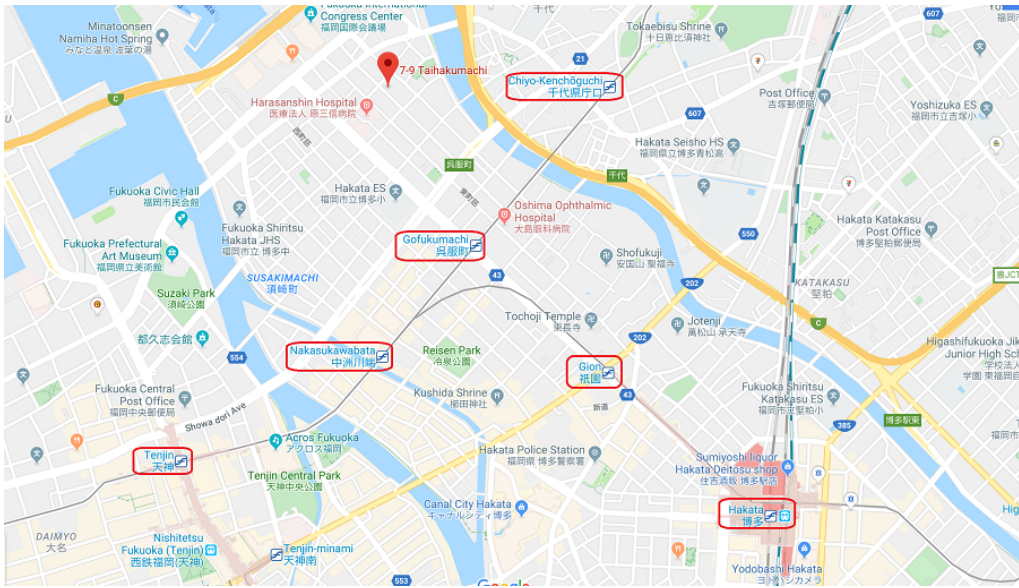
 Floor Area  
18.80 m<sup>2</sup>

 Layout  
1K

 Built Year  
1991




 Gross Yield  
8%











## PROPERTY INFO

### Building / Land Information


	Property Name:	Daina Court Taihaku-dori
	Address:	7-9 Taihakumachi, Hakata-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1991

### Unit Information

	Total Units:	93
	Layout:	1K
	Floor / Total Floors:	5 Floor / 13 Floors
	Floor Area:	18.80 m <sup>2</sup> / 202.36 ft <sup>2</sup>
	Balcony Area:	2.97 m <sup>2</sup> / 31.97 ft <sup>2</sup>
	Occupancy Status:	Tenanted

### Additional Information

### Location Information

	Transportation:	Gofukumachi station / 7 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥30,000	¥360,000
Building Management Fee:	-¥4,820	-¥57,840
Building Sinking Fund:	-¥4,130	-¥49,560
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥1,650	-¥19,800
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥30,000
Net Rental Income After Tax:		¥202,800

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥4,500,000	¥4,365,000	¥4,275,000
Land Registration & Legal Fee (Estimated):	¥120,000		
Agency Brokerage Fee:	¥214,500	¥210,045	¥207,075
Total Cost of Purchase:	¥4,834,500	¥4,695,045	¥4,602,075

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥4,500,000	¥4,365,000	¥4,275,000
Gross Rental Yield:	8.00%	8.25%	8.42%
Net Rental Yield:	4.82%	4.96%	5.07%

