

## Grace Ijiri 2nd 3F

Posted On 12-01-2021

📍 1-7-4 Ijiri, Minami-ku, Fukuoka.

**¥ 3,180,000** **BUY**

Residential

Apartment

Vacant

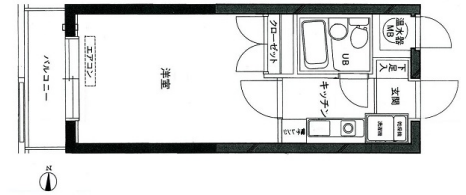
Fukuoka

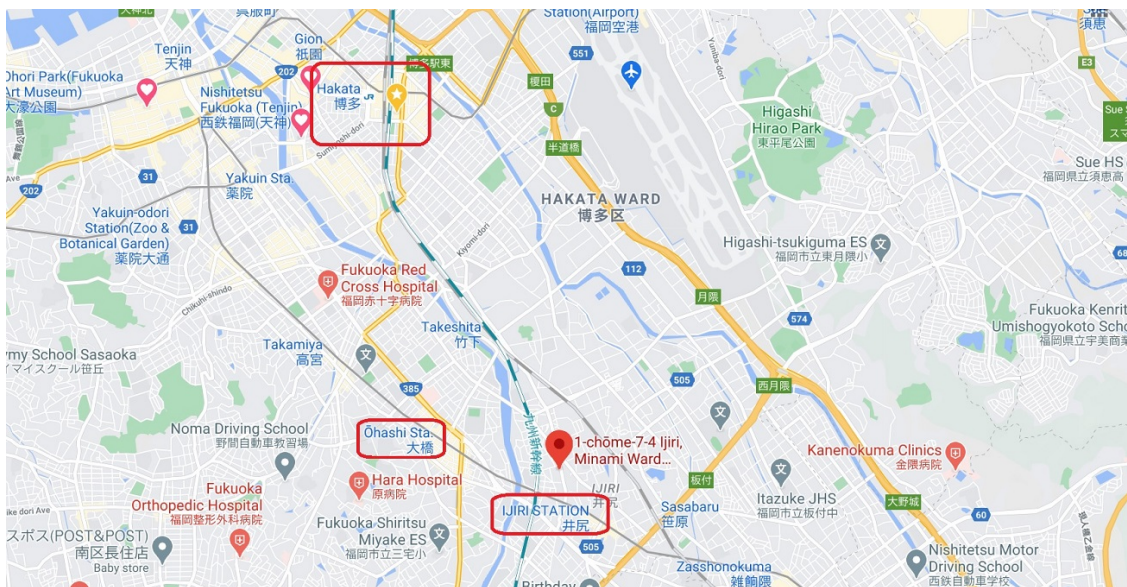
📍 Floor Area  
19.60 m<sup>2</sup>

🏠 Layout  
1K

📅 Built Year  
1990

📈 Gross Yield  
0%












## PROPERTY INFO

### Building / Land Information

|   |                     |                                  |
|---|---------------------|----------------------------------|
|    | Property Name:      | Grace Ijiri 2nd 3F               |
|    | Address:            | 1-7-4 Ijiri, Minami-ku, Fukuoka. |
|   | Land Ownership:     | Freehold                         |
|  | Building Structure: | Reinforced Concrete              |
|  | Built Year:         | 1990                             |

### Unit Information

|   |                       |   |
|---|-----------------------|---|
|  | Total Units:          | 59  |
|  | Layout:               | 1K  |
|  | Floor / Total Floors: | 3 Floor / 5 Floors                            |
|  | Floor Area:           | 19.60 m <sup>2</sup> / 210.97 ft <sup>2</sup> |
|  | Balcony Area:         | 2.80 m <sup>2</sup> / 30.14 ft <sup>2</sup>   |
|  | Balcony Facing:       | East  |
|  | Occupancy Status:     | Vacant  |

### Additional Information

|         |  |
|---------|--|
| Note 1: | Interior renovation completed in November 2020 |
| Note 2: | ID: 99039404                                   |

### Location Information

|   |                 |  |
|---|-----------------|--|
|  | Transportation: | Ijiri station / 9 minutes walking distance |
|---|-----------------|--|



## INCOME & EXPENSE

|   | Monthly | Annually  |
|---|---------|-----------|
| Rental Income:                                      | ¥0      | ¥0        |
| Building Management Fee:                            | -¥6,860 | -¥82,320  |
| Building Sinking Fund:                              | -¥2,320 | -¥27,840  |
| Other Miscellaneous Fee:                            | -¥0     | -¥0       |
| Agency Management Fee:                              | -¥0     | -¥0       |
| Annual Fixed Asset & City Planning Tax (Estimated): | -       | -¥25,000  |
| Net Rental Income After Tax:                        |         | ¥-135,160 |

## COST OF PURCHASE

|  | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|--|-------------|-----------------|-----------------|
| Purchase Price:                            | ¥3,180,000  | ¥3,084,600      | ¥3,021,000      |
| Land Registration & Legal Fee (Estimated): | ¥90,000     |                 |                 |
| Agency Brokerage Fee:                      | ¥161,920    | ¥157,722        | ¥154,924        |
| Total Cost of Purchase:                    | ¥3,431,920  | ¥3,332,322      | ¥3,265,924      |

## RENTAL YIELD

|                     | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|---------------------|-------------|-----------------|-----------------|
| Purchase Price:     | ¥3,180,000  | ¥3,084,600      | ¥3,021,000      |
| Gross Rental Yield: | 0.00%       | 0.00%           | 0.00%           |
| Net Rental Yield:   | -3.21%      | -3.31%          | -3.38%          |

