

# Island City/Teriba Terrace Marina Court 1st Building 7F

Residential

Apartment

Vacant

Fukuoka

Posted On 30-08-2020

📍 2-5-1 Kashiiteriha, Higashi-ku, Fukuoka.

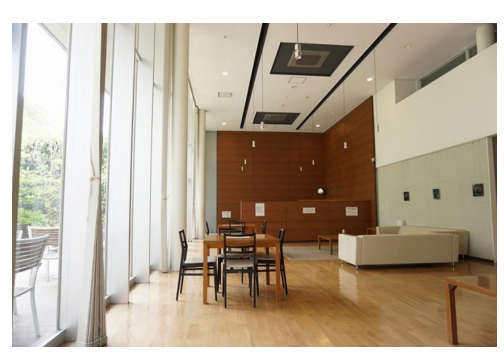
**¥ 31,800,000** **BUY**

📐 Floor Area  
80.28 m<sup>2</sup>

🏠 Layout  
3LDK

📅 Built Year  
2010


📈 Gross Yield  
0%












## PROPERTY INFO

### Building / Land Information

	Property Name:	Island City/Teriba Terrace Marina Court 1st Building 7F
	Address:	2-5-1 Kashiiteriha, Higashi-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	2010

### Unit Information

	Total Units:	44
	Layout:	3LDK
	Floor / Total Floors:	7 Floor / 14 Floors
	Floor Area:	80.28 m <sup>2</sup> / 864.13 ft <sup>2</sup>
	Balcony Area:	16.87 m <sup>2</sup> / 181.59 ft <sup>2</sup>
	Balcony Facing:	Southeast
	Occupancy Status:	Vacant

### Additional Information

Amenities:	5 min walking to primary/ junior high school
Note 1:	New developing Island City area in Fukuoka
Note 2:	ID: 98824467

### Location Information

	Transportation:	Kashii-Kaenmae station / 20 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥7,300	-¥87,600
Building Sinking Fund:	-¥7,200	-¥86,400
Other Miscellaneous Fee:	-¥400	-¥4,800
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥100,000
Net Rental Income After Tax:		¥-278,800

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥31,800,000	¥30,846,000	¥30,210,000
Land Registration & Legal Fee (Estimated):	¥200,000		
Agency Brokerage Fee:	¥1,115,400	¥1,083,918	¥1,062,930
Total Cost of Purchase:	¥33,115,400	¥32,129,918	¥31,472,930

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥31,800,000	¥30,846,000	¥30,210,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-0.54%	-0.56%	-0.57%

