

## La Residence de Reine 3F

Residential

Apartment

Vacant

Fukuoka

Posted On 22-12-2019

📍 2-9-25 Haruyoshi, Chuo-ku, Fukuoka

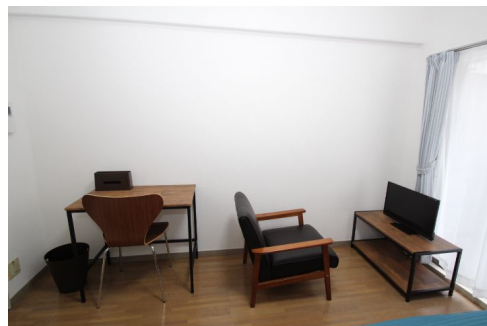
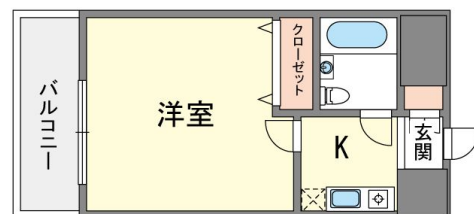
**¥ 5,800,000** **BUY**

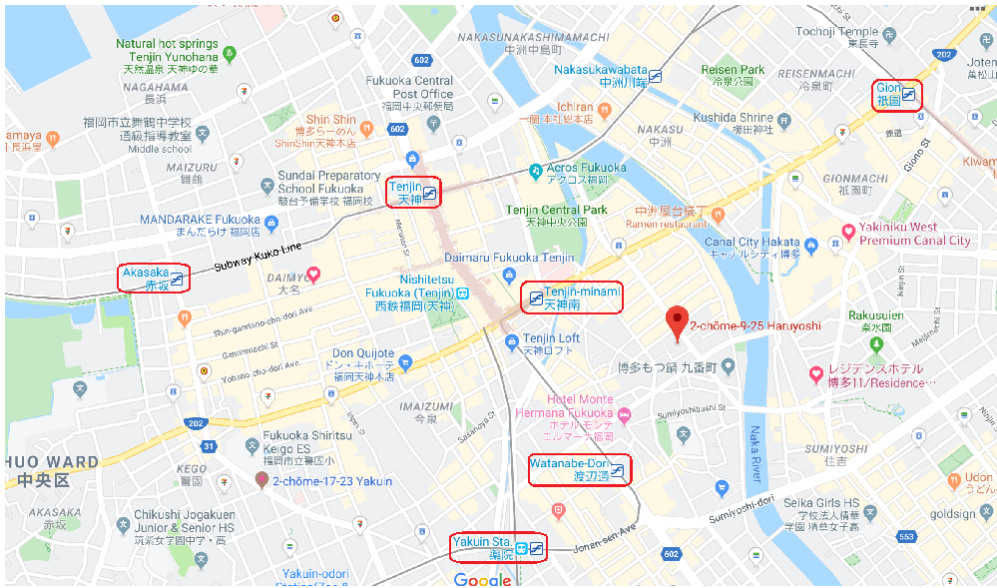
📍 Floor Area  
16.61 m<sup>2</sup>

🏠 Layout  
1K

📅 Built Year  
1991

📈 Gross Yield  
9.31%












## PROPERTY INFO

### Building / Land Information

	Property Name:	La Residence de Reine 3F
	Address:	2-9-25 Haruyoshi, Chuo-ku, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1991


### Unit Information

	Total Units:	171
	Layout:	1K
	Floor / Total Floors:	3 Floor / 13 Floors
	Floor Area:	16.61 m <sup>2</sup> / 178.79 ft <sup>2</sup>
	Balcony Area:	3.00 m <sup>2</sup> / 32.29 ft <sup>2</sup>
	Balcony Facing:	West
	Occupancy Status:	Vacant

### Additional Information

Amenities:	City center, all shopping facilities and restaurant nearby
Note 1:	Watanabe-dori station / 6 minutes walking distance
Note 2:	Furniture provided to buyer
Note 3:	Vacant unit, rental income based on market estimation

### Location Information

	Transportation:	Tenjin-minami station / 6 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥45,000	¥540,000
Building Management Fee:	-¥3,500	-¥42,000
Building Sinking Fund:	-¥2,780	-¥33,360
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,475	-¥29,700
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥34,900
Net Rental Income After Tax:		¥400,040

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥5,800,000	¥5,626,000	¥5,510,000
Land Registration & Legal Fee (Estimated):	¥110,000		
Agency Brokerage Fee:	¥257,400	¥251,658	¥247,830
Total Cost of Purchase:	¥6,167,400	¥5,987,658	¥5,867,830

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥5,800,000	¥5,626,000	¥5,510,000
Gross Rental Yield:	9.31%	9.60%	9.80%
Net Rental Yield:	7.05%	7.27%	7.42%

