

## Lions Mansion Ohori 3

Posted On 10-11-2019

📍 6-32 Kuromon, Chuo-ku, Fukuoka.


**¥ 5,800,000** **BUY**

Residential


Apartment


Vacant

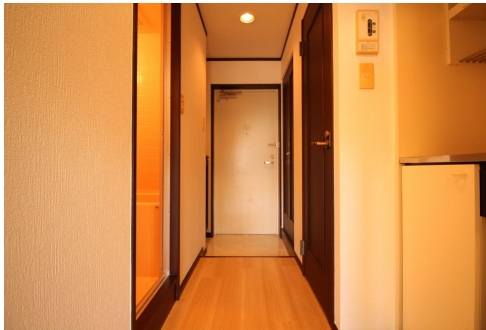
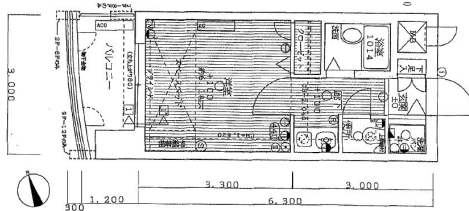
Fukuoka

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

 Layout  
1K

 Built Year  
1991

 Gross Yield  
0%





## PROPERTY INFO

### Building / Land Information

	Property Name:	Lions Mansion Ohori 3
	Address:	6-32 Kuromon, Chuo-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1991

### Unit Information

	Total Units:	90
	Layout:	1K
	Floor / Total Floors:	12 Floor / 13 Floors
	Floor Area:	18.90 m <sup>2</sup> / 203.44 ft <sup>2</sup>
	Balcony Area:	4.18 m <sup>2</sup> / 44.99 ft <sup>2</sup>
	Balcony Facing:	West
	Occupancy Status:	Vacant

### Additional Information

Note 1:	Vacant unit, recruiting tenant with monthly rental of JPY48,000
Note 2:	Estimated gross rental yield @ 10.84%

### Location Information

	Transportation:	Tojinmachi station / 4 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥8,000	-¥96,000
Building Sinking Fund:	-¥6,240	-¥74,880
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥42,000
Net Rental Income After Tax:		¥-212,880

## 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):	¥120,000		
Agency Brokerage Fee:	¥257,400	¥251,658	¥247,830
Total Cost of Purchase:	¥6,177,400	¥5,997,658	¥5,877,830

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥5,800,000	¥5,626,000	¥5,510,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-2.77%	-2.85%	-2.91%

