

JAPAN REALTY 日本不動產

Maison Premise

Residential

Apartment Tenanted

Fukuoka

Posted On 07-11-2019

2 330-1 Nonakamachi, Kurume, Fukuoka.

¥ 2,500,000

△ Floor Area 21.38 m²

⊞ Layout 1K

Built Year 1990

✓ Gross Yield 10.56%









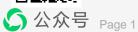


















PROPERTY INFO

Building / Land Information

Property Name: Maison Premise

Address: 330-1 Nonakamachi, Kurume, Fukuoka.

0 Land Ownership: Freehold

Building Structure: Steel Reinforced Concrete

Built Year: 1990

Unit Information Additional Information

Total Units: 72

Layout: 1K

Floor / Total Floors: 2 Floor / 6 Floors

 $21.38 \text{ m}^2 / 230.13 \text{ ft}^2$ Floor Area:

Balcony Facing: East

Occupancy Status: Tenanted

Location Information

Transportation: Minami-Kurume station / 10 minutes walking distance

















| | Monthly | Annually |
|---|---------|----------|
| Rental Income: | ¥22,000 | ¥264,000 |
| Building Management Fee: | -¥0 | -¥0 |
| Building Sinking Fund: | -¥5,400 | -¥64,800 |
| Other Miscellaneous Fee: | -¥660 | -¥7,920 |
| Agency Management Fee: | -¥1,210 | -¥14,520 |
| Annual Fixed Asset & City Planning Tax (Estimated): | - | -¥29,000 |
| Net Rental Income After Tax: | | ¥147,760 |

COST OF PURCHASE

| | Offer Price | 3% Offer Price | 5% Offer Price |
|--|-------------|----------------|----------------|
| Purchase Price: | ¥2,500,000 | ¥2,425,000 | ¥2,375,000 |
| Land Registration & Legal Fee (Estimated): | ¥110,000 | | |
| Agency Brokerage Fee: | ¥132,000 | ¥128,700 | ¥126,500 |
| Total Cost of Purchase: | ¥2,742,000 | ¥2,663,700 | ¥2,611,500 |

RENTAL YIELD

| | Offer Price | 3% Offer Price | 5% Offer Price |
|---------------------|-------------|----------------|----------------|
| Purchase Price: | ¥2,500,000 | ¥2,425,000 | ¥2,375,000 |
| Gross Rental Yield: | 10.56% | 10.89% | 11.12% |
| Net Rental Yield: | 6.45% | 6.65% | 6.79% |



















