

## Maison de Charles 4F

Residential

Apartment

Tenanted

Fukuoka

Posted On 02-11-2021

📍 2-6-19 Ohashi, Minami-ku, Fukuoka.

¥ 3,600,000

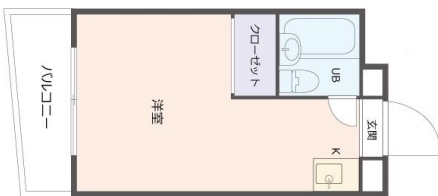
BUY

📍 Floor Area  
17.01 m<sup>2</sup>

🏠 Layout  
1K

📅 Built Year  
1987

📈 Gross Yield  
9.17%



## PROPERTY INFO

### Building / Land Information

|                                                                                 |                     |                                    |
|---------------------------------------------------------------------------------|---------------------|------------------------------------|
|  | Property Name:      | Maison de Charles 4F               |
|  | Address:            | 2-6-19 Ohashi, Minami-ku, Fukuoka. |
|  | Land Ownership:     | Freehold                           |
|  | Building Structure: | Reinforced Concrete                |
|  | Built Year:         | 1987                               |

### Unit Information

|                                                                                 |                       |                                               |
|---------------------------------------------------------------------------------|-----------------------|-----------------------------------------------|
|  | Total Units:          | 49                                            |
|  | Layout:               | 1K                                            |
|  | Floor / Total Floors: | 3 Floor / 5 Floors                            |
|  | Floor Area:           | 17.01 m <sup>2</sup> / 183.10 ft <sup>2</sup> |
|  | Balcony Area:         | 2.00 m <sup>2</sup> / 21.53 ft <sup>2</sup>   |
|  | Occupancy Status:     | Tenanted                                      |

### Additional Information

Note 1: ID: 98883446

### Location Information

|                                                                                   |                 |                                             |
|-----------------------------------------------------------------------------------|-----------------|---------------------------------------------|
|  | Transportation: | Ohashi station / 8 minutes walking distance |
|-----------------------------------------------------------------------------------|-----------------|---------------------------------------------|



## INCOME & EXPENSE

|                                                     | Monthly | Annually |
|-----------------------------------------------------|---------|----------|
| Rental Income:                                      | ¥27,500 | ¥330,000 |
| Building Management Fee:                            | -¥4,500 | -¥54,000 |
| Building Sinking Fund:                              | -¥3,050 | -¥36,600 |
| Other Miscellaneous Fee:                            | -¥0     | -¥0      |
| Agency Management Fee:                              | -¥1,513 | -¥18,150 |
| Annual Fixed Asset & City Planning Tax (Estimated): | -       | -¥21,455 |
| Net Rental Income After Tax:                        |         | ¥199,795 |

## COST OF PURCHASE

|                                            | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|--------------------------------------------|-------------|-----------------|-----------------|
| Purchase Price:                            | ¥3,600,000  | ¥3,492,000      | ¥3,420,000      |
| Land Registration & Legal Fee (Estimated): | ¥100,000    |                 |                 |
| Agency Brokerage Fee:                      | ¥180,400    | ¥175,648        | ¥172,480        |
| Total Cost of Purchase:                    | ¥3,880,400  | ¥3,767,648      | ¥3,692,480      |

## RENTAL YIELD

|                     | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|---------------------|-------------|-----------------|-----------------|
| Purchase Price:     | ¥3,600,000  | ¥3,492,000      | ¥3,420,000      |
| Gross Rental Yield: | 9.17%       | 9.45%           | 9.65%           |
| Net Rental Yield:   | 5.70%       | 5.88%           | 6.00%           |

