

**Pure Dome Success Hirao  
1002**

Residential

Apartment

Tenanted

Fukuoka

Posted On 03-10-2019

📍 2-chome-13-29 Shirogane, Chuo-ku, Fukuoka

**¥ 5,500,000**

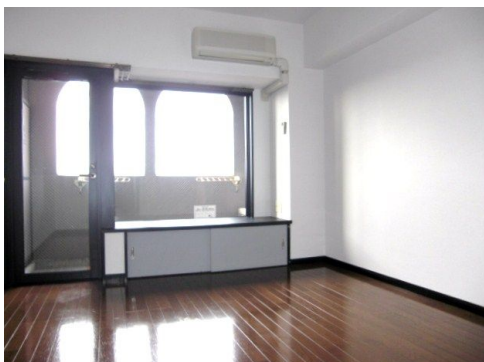
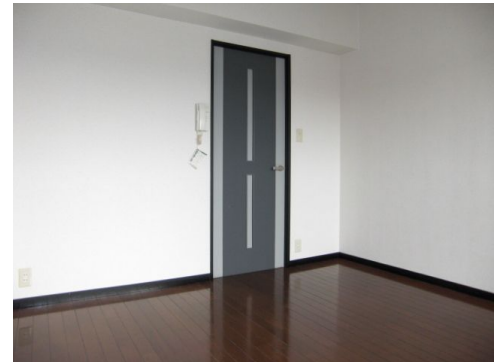
**BUY**

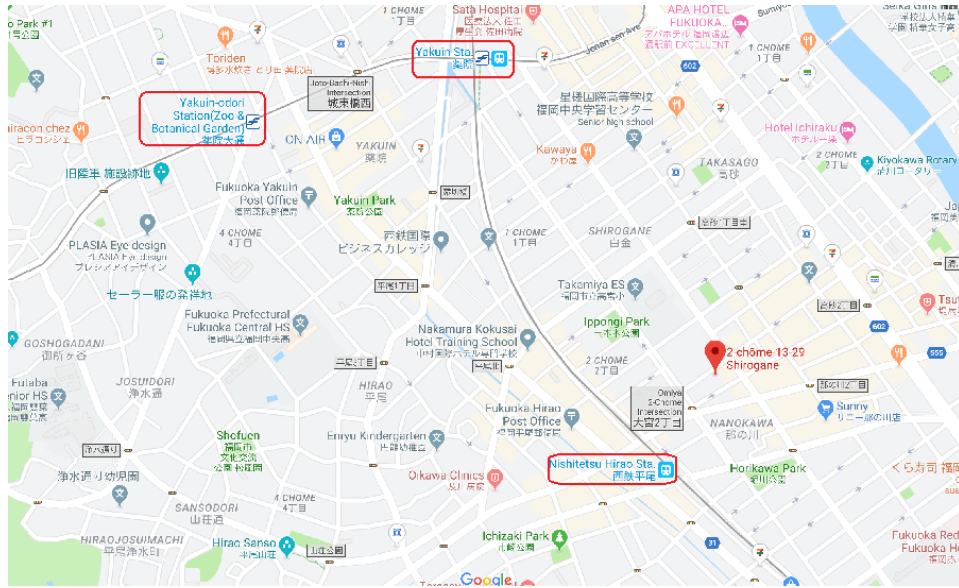
📐 Floor Area  
19.49 m<sup>2</sup>

🏠 Layout  
1K

📅 Built Year  
1997






📈 Gross Yield  
9.38%












## PROPERTY INFO

### Building / Land Information

|   |                     |   |
|---|---------------------|---|
|    | Property Name:      | Pure Dome Success Hirao 1002              |
|    | Address:            | 2-chome-13-29 Shirogane, Chuo-ku, Fukuoka |
|   | Land Ownership:     | Freehold                                  |
|  | Building Structure: | Steel Reinforced Concrete                 |
|  | Built Year:         | 1997                                      |


### Unit Information

|   |                       |   |
|---|-----------------------|---|
|  | Total Units:          | 33  |
|  | Layout:               | 1K  |
|  | Floor / Total Floors: | 10 Floor / 12 Floors                          |
|  | Floor Area:           | 19.49 m <sup>2</sup> / 209.79 ft <sup>2</sup> |
|  | Balcony Area:         | 3.67 m <sup>2</sup> / 39.50 ft <sup>2</sup>   |
|  | Balcony Facing:       | Southeast                                     |
|  | Occupancy Status:     | Tenanted                                      |

### Additional Information

### Location Information

|   |                 |  |
|---|-----------------|--|
|  | Transportation: | Hirao station / 5 minutes walking distance |
|---|-----------------|--|

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## INCOME & EXPENSE

|   | Monthly                      | Annually |
|---|------------------------------|----------|
| Rental Income:                                      | ¥43,000                      | ¥516,000 |
| Building Management Fee:                            | -¥7,800                      | -¥93,600 |
| Building Sinking Fund:                              | -¥3,100                      | -¥37,200 |
| Other Miscellaneous Fee:                            | -¥0                          | -¥0      |
| Agency Management Fee:                              | -¥2,365                      | -¥28,380 |
| Annual Fixed Asset & City Planning Tax (Estimated): | -                            | -¥32,000 |
|   | Net Rental Income After Tax: | ¥324,820 |

## COST OF PURCHASE

|  | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|--|-------------|-----------------|-----------------|
| Purchase Price:                            | ¥5,500,000  | ¥5,335,000      | ¥5,225,000      |
| Land Registration & Legal Fee (Estimated): | ¥130,000    |                 |                 |
| Agency Brokerage Fee:                      | ¥247,500    | ¥242,055        | ¥238,425        |
| Total Cost of Purchase:                    | ¥5,877,500  | ¥5,707,055      | ¥5,593,425      |

## RENTAL YIELD

|                     | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|---------------------|-------------|-----------------|-----------------|
| Purchase Price:     | ¥5,500,000  | ¥5,335,000      | ¥5,225,000      |
| Gross Rental Yield: | 9.38%       | 9.67%           | 9.88%           |
| Net Rental Yield:   | 6.07%       | 6.26%           | 6.39%           |

