

Puredome Palacio Ohtemon

Posted On 08-09-2019

 1-chome-4-27 Otemon, Chuo-ku, Fukuoka


¥ 6,700,000 **BUY**

Residential


Apartment


Tenanted

Fukuoka

 Floor Area
20.01 m²

 Layout
1K

 Built Year
1997






 Gross Yield
8.06%












PROPERTY INFO

Building / Land Information

| | | |
|---|---------------------|---------------------------------------|
|  | Property Name: | Puredome Palacio Ohtemon |
|  | Address: | 1-chome-4-27 Otemon, Chuo-ku, Fukuoka |
|  | Land Ownership: | Freehold |
|  | Building Structure: | Reinforced Concrete |
|  | Built Year: | 1997 |

Unit Information

| | | |
|---|-----------------------|---|
|  | Total Units: | 38 |
|  | Layout: | 1K |
|  | Floor / Total Floors: | 5 Floor / 9 Floors |
|  | Floor Area: | 20.01 m ² / 215.39 ft ² |
|  | Balcony Area: | 3.12 m ² / 33.58 ft ² |
|  | Balcony Facing: | East |
|  | Occupancy Status: | Tenanted |

Additional Information

| | |
|------------|--|
| Amenities: | City center, all shopping facilities and restaurant nearby |
| Note 1: | Commercial area, banks, government offices surrounding |
| Note 2: | Ohorikoen station / 9 minutes walking distance |

Location Information

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



INCOME & EXPENSE

| | Monthly | Annually |
|---|---------|----------|
| Rental Income: | ¥45,000 | ¥540,000 |
| Building Management Fee: | -¥7,200 | -¥86,400 |
| Building Sinking Fund: | -¥2,600 | -¥31,200 |
| Other Miscellaneous Fee: | -¥0 | -¥0 |
| Agency Management Fee: | -¥2,475 | -¥29,700 |
| Annual Fixed Asset & City Planning Tax (Estimated): | - | -¥36,635 |
| Net Rental Income After Tax: | | ¥356,065 |

COST OF PURCHASE

| | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|--|-------------|-----------------|-----------------|
| Purchase Price: | ¥6,700,000 | ¥6,499,000 | ¥6,365,000 |
| Land Registration & Legal Fee (Estimated): | ¥120,000 | | |
| Agency Brokerage Fee: | ¥287,100 | ¥280,467 | ¥276,045 |
| Total Cost of Purchase: | ¥7,107,100 | ¥6,899,467 | ¥6,761,045 |

RENTAL YIELD

| | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|---------------------|-------------|-----------------|-----------------|
| Purchase Price: | ¥6,700,000 | ¥6,499,000 | ¥6,365,000 |
| Gross Rental Yield: | 8.06% | 8.31% | 8.48% |
| Net Rental Yield: | 5.53% | 5.70% | 5.82% |

