

Rivest Kashii 4F

Posted On 08-11-2020

📍 2-3-8 Mishimazaki, Higashi Ward, Fukuoka

Residential

Apartment

Vacant

Fukuoka

¥ 23,990,000

BUY

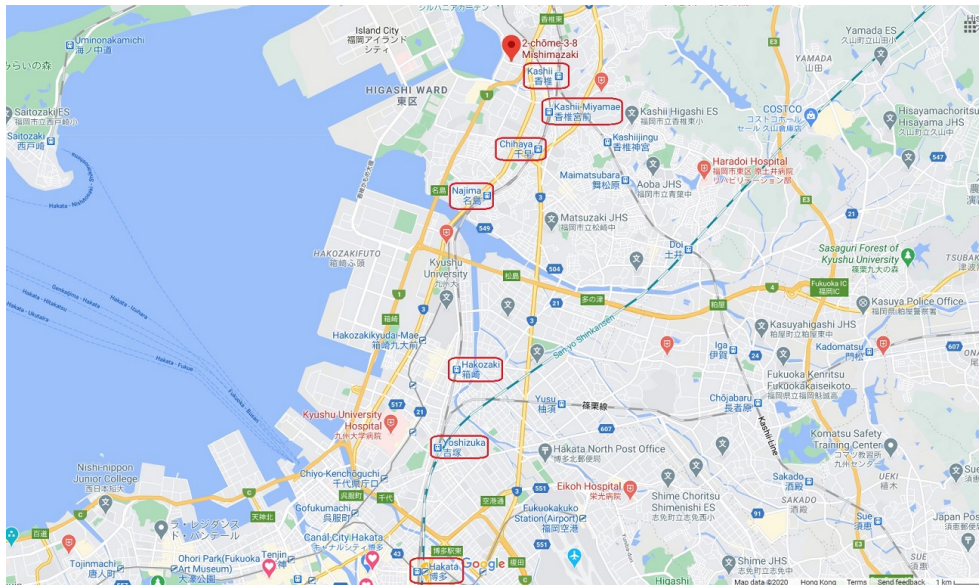
📍 Floor Area
75.84 m²

🏠 Layout
3LDK

📅 Built Year
2001

📈 Gross Yield
0%





PROPERTY INFO

Building / Land Information

| | | |
|--|---------------------|--|
| | Property Name: | Rivest Kashii 4F |
| | Address: | 2-3-8 Mishimazaki, Higashi Ward, Fukuoka |
| | Land Ownership: | Freehold |
| | Building Structure: | Reinforced Concrete |
| | Built Year: | 2001 |

Unit Information

| | | |
|--|-----------------------|---|
| | Total Units: | 34 |
| | Layout: | 3LDK |
| | Floor / Total Floors: | 4 Floor / 8 Floors |
| | Floor Area: | 75.84 m ² / 816.34 ft ² |
| | Balcony Area: | 29.51 m ² / 317.65 ft ² |
| | Balcony Facing: | Northwest |
| | Occupancy Status: | Vacant |

Additional Information

| | |
|---------|--------------------------------------|
| Note 1: | New renovation completed in Mar 2020 |
| Note 2: | ID: 98943695 |

Location Information

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



INCOME & EXPENSE

| | Monthly | Annually |
|---|----------|-----------|
| Rental Income: | ¥0 | ¥0 |
| Building Management Fee: | -¥7,590 | -¥91,080 |
| Building Sinking Fund: | -¥11,380 | -¥136,560 |
| Other Miscellaneous Fee: | -¥0 | -¥0 |
| Agency Management Fee: | -¥0 | -¥0 |
| Annual Fixed Asset & City Planning Tax (Estimated): | - | -¥110,000 |
| Net Rental Income After Tax: | | ¥-337,640 |

COST OF PURCHASE

| | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|--|-------------|-----------------|-----------------|
| Purchase Price: | ¥23,990,000 | ¥23,270,300 | ¥22,790,500 |
| Land Registration & Legal Fee (Estimated): | ¥200,000 | | |
| Agency Brokerage Fee: | ¥857,670 | ¥833,920 | ¥818,087 |
| Total Cost of Purchase: | ¥25,047,670 | ¥24,304,220 | ¥23,808,587 |

RENTAL YIELD

| | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|---------------------|-------------|-----------------|-----------------|
| Purchase Price: | ¥23,990,000 | ¥23,270,300 | ¥22,790,500 |
| Gross Rental Yield: | 0.00% | 0.00% | 0.00% |
| Net Rental Yield: | -0.91% | -0.94% | -0.96% |

