

## Slead Peace 202

Posted On 27-05-2020

 2-9-7 Heiwa, Minami-ku, Fukuoka.

**¥ 3,700,000** **BUY**

Residential

Apartment

Tenanted

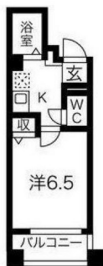
Fukuoka

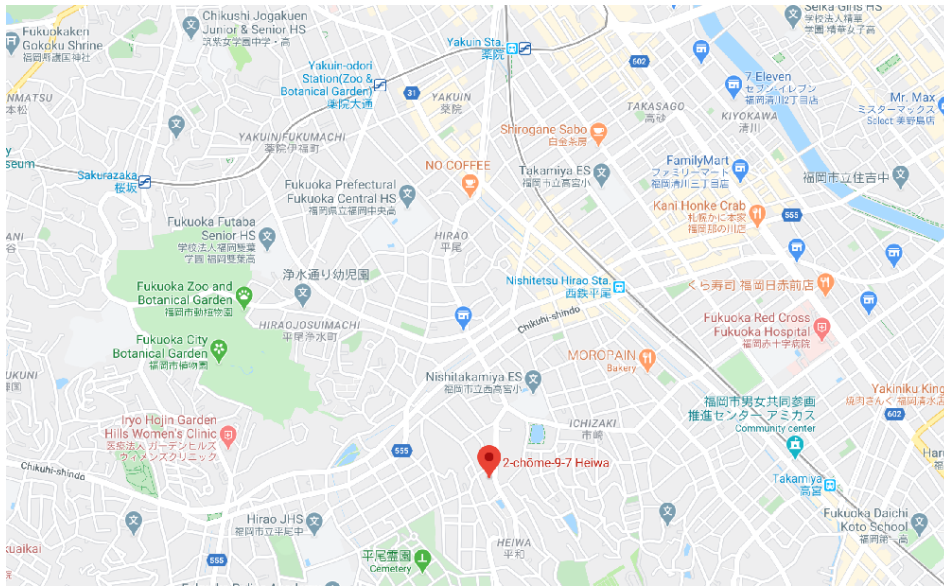
 Floor Area  
20.16 m<sup>2</sup>

 Layout  
1R

 Built Year  
1994

 Gross Yield  
9.41%





## PROPERTY INFO

### Building / Land Information

|                                                                                   |                     |                                  |
|-----------------------------------------------------------------------------------|---------------------|----------------------------------|
|    | Property Name:      | Slead Peace 202                  |
|    | Address:            | 2-9-7 Heiwa, Minami-ku, Fukuoka. |
|   | Land Ownership:     | Freehold                         |
|  | Building Structure: | Reinforced Concrete              |
|  | Built Year:         | 1994                             |

### Unit Information

|                                                                                   |                       |                                               |
|-----------------------------------------------------------------------------------|-----------------------|-----------------------------------------------|
|  | Total Units:          | 20                                            |
|  | Layout:               | 1R                                            |
|  | Floor / Total Floors: | 2 Floor / 3 Floors                            |
|  | Floor Area:           | 20.16 m <sup>2</sup> / 217.00 ft <sup>2</sup> |
|  | Balcony Area:         | 3.22 m <sup>2</sup> / 34.66 ft <sup>2</sup>   |
|  | Balcony Facing:       | East                                          |
|  | Occupancy Status:     | Tenanted                                      |

### Additional Information

### Location Information

|                                                                                   |                 |                                             |
|-----------------------------------------------------------------------------------|-----------------|---------------------------------------------|
|  | Transportation: | Hirao station / 12 minutes walking distance |
|-----------------------------------------------------------------------------------|-----------------|---------------------------------------------|



## INCOME & EXPENSE

|                                                     | Monthly | Annually |
|-----------------------------------------------------|---------|----------|
| Rental Income:                                      | ¥29,000 | ¥348,000 |
| Building Management Fee:                            | -¥5,700 | -¥68,400 |
| Building Sinking Fund:                              | -¥7,500 | -¥90,000 |
| Other Miscellaneous Fee:                            | -¥0     | -¥0      |
| Agency Management Fee:                              | -¥1,595 | -¥19,140 |
| Annual Fixed Asset & City Planning Tax (Estimated): | -       | -¥30,000 |
| Net Rental Income After Tax:                        |         | ¥140,460 |

## COST OF PURCHASE

|                                            | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|--------------------------------------------|-------------|-----------------|-----------------|
| Purchase Price:                            | ¥3,700,000  | ¥3,589,000      | ¥3,515,000      |
| Land Registration & Legal Fee (Estimated): | ¥110,000    |                 |                 |
| Agency Brokerage Fee:                      | ¥184,800    | ¥179,916        | ¥176,660        |
| Total Cost of Purchase:                    | ¥3,994,800  | ¥3,878,916      | ¥3,801,660      |

## RENTAL YIELD

|                     | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|---------------------|-------------|-----------------|-----------------|
| Purchase Price:     | ¥3,700,000  | ¥3,589,000      | ¥3,515,000      |
| Gross Rental Yield: | 9.41%       | 9.70%           | 9.90%           |
| Net Rental Yield:   | 4.27%       | 4.40%           | 4.49%           |

