

The Parkhouse Fukuoka Towers East 18F

Residential

Apartment

Vacant


Fukuoka


Posted On 13-05-2023


📍 2-2-5 Jigyohama, Chuo Ward, Fukuoka


¥ 69,800,000

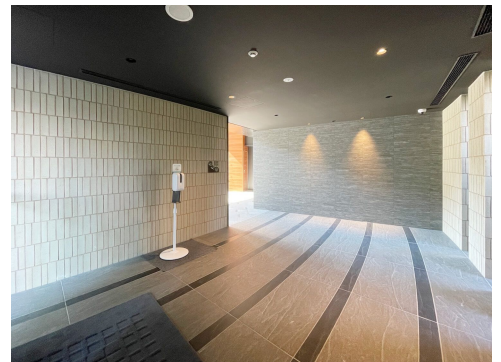
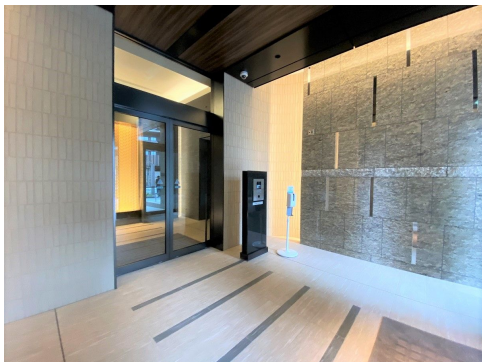
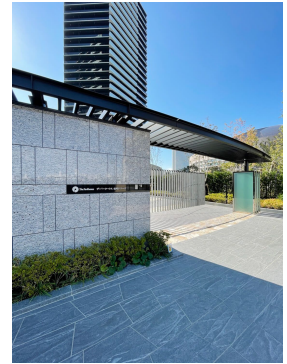
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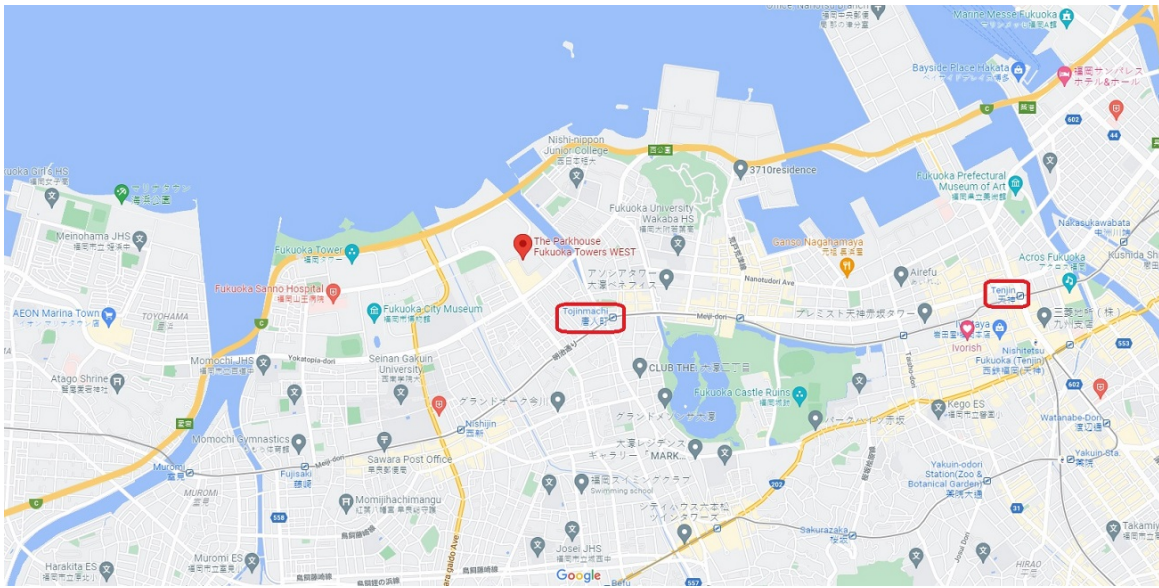
 Floor Area
82.52 m²

 Layout
2LDK

 Built Year
2020






 Gross Yield
0%












PROPERTY INFO

Building / Land Information

| | | |
|---|---------------------|---------------------------------------|
|  | Property Name: | The Parkhouse Fukuoka Towers East 18F |
|  | Address: | 2-2-5 Jigyohama, Chuo Ward, Fukuoka |
|  | Land Ownership: | Freehold |
|  | Building Structure: | Reinforced Concrete |
|  | Built Year: | 2020 |


Unit Information

| | | |
|---|-----------------------|---|
|  | Total Units: | 292 |
|  | Layout: | 2LDK |
|  | Floor / Total Floors: | 18 Floor / 28 Floors |
|  | Floor Area: | 82.52 m ² / 888.25 ft ² |
|  | Balcony Area: | 25.02 m ² / 269.32 ft ² |
|  | Balcony Facing: | Northwest |
|  | Occupancy Status: | Vacant |

Additional Information

| | |
|------------|---|
| Amenities: | Shopping mall "Markis (Fukuoka Momochi)" |
| Note 1: | Next to Fukuoka Landmark "Fukuoka Paypay Dome" & Hilton Fukuoka Sea Hawk & Jigyo Central Park |
| Note 2: | Excellent sea view and green environment |
| Note 3: | ID: 99355642 |

Location Information

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



INCOME & EXPENSE

| | Monthly | Annually |
|---|----------|-----------|
| Rental Income: | ¥0 | ¥0 |
| Building Management Fee: | -¥18,160 | -¥217,920 |
| Building Sinking Fund: | -¥6,610 | -¥79,320 |
| Other Miscellaneous Fee: | -¥0 | -¥0 |
| Agency Management Fee: | -¥0 | -¥0 |
| Annual Fixed Asset & City Planning Tax (Estimated): | - | -¥120,000 |
| Net Rental Income After Tax: | | ¥-417,240 |

COST OF PURCHASE

| | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|--|-------------|-----------------|-----------------|
| Purchase Price: | ¥69,800,000 | ¥67,706,000 | ¥66,310,000 |
| Land Registration & Legal Fee (Estimated): | ¥250,000 | | |
| Agency Brokerage Fee: | ¥2,369,400 | ¥2,300,298 | ¥2,254,230 |
| Total Cost of Purchase: | ¥72,419,400 | ¥70,256,298 | ¥68,814,230 |

RENTAL YIELD

| | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|---------------------|-------------|-----------------|-----------------|
| Purchase Price: | ¥69,800,000 | ¥67,706,000 | ¥66,310,000 |
| Gross Rental Yield: | 0.00% | 0.00% | 0.00% |
| Net Rental Yield: | -0.41% | -0.42% | -0.43% |

