

The Parkhouse Fukuoka Towers West 8F

Posted On 28-11-2021

📍 2-2 Jigyohama, Chuo Ward, Fukuoka

¥ 46,900,000 **BUY**

Residential

Apartment

Vacant

Fukuoka

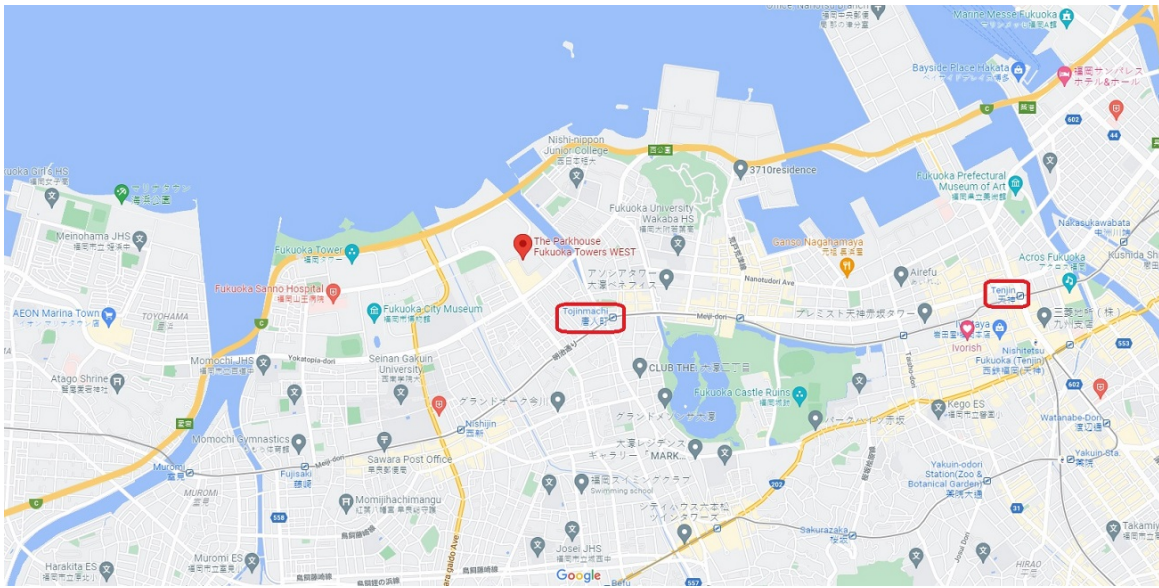
📍 Floor Area
61.74 m²

🏠 Layout
2LDK

📅 Built Year
2020






📈 Gross Yield
0%












PROPERTY INFO

Building / Land Information

| | | |
|---|---------------------|--------------------------------------|
|  | Property Name: | The Parkhouse Fukuoka Towers West 8F |
|  | Address: | 2-2 Jigyohama, Chuo Ward, Fukuoka |
|  | Land Ownership: | Freehold |
|  | Building Structure: | Reinforced Concrete |
|  | Built Year: | 2020 |

Unit Information

| | | |
|---|-----------------------|---|
|  | Total Units: | 292 |
|  | Layout: | 2LDK |
|  | Floor / Total Floors: | 8 Floor / 28 Floors |
|  | Floor Area: | 61.74 m ² / 664.57 ft ² |
|  | Balcony Area: | 11.46 m ² / 123.36 ft ² |
|  | Balcony Facing: | West |
|  | Occupancy Status: | Vacant |

Additional Information

| | |
|------------|---|
| Amenities: | Shopping mall "Markis (Fukuoka Momochi)" |
| Note 1: | Excellent sea view and green environment |
| Note 2: | Next to Fukuoka Landmark "Fukuoka Paypay Dome" & Hilton Fukuoka Sea Hawk & Jigyo Central Park |
| Note 3: | Owner occupied, will move out after sold |
| Note 4: | ID: 99147025 |

Location Information

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



INCOME & EXPENSE

| | Monthly | Annually |
|---|----------|-----------|
| Rental Income: | ¥0 | ¥0 |
| Building Management Fee: | -¥13,590 | -¥163,080 |
| Building Sinking Fund: | -¥4,330 | -¥51,960 |
| Other Miscellaneous Fee: | -¥0 | -¥0 |
| Agency Management Fee: | -¥0 | -¥0 |
| Annual Fixed Asset & City Planning Tax (Estimated): | - | -¥110,000 |
| Net Rental Income After Tax: | | ¥-325,040 |

COST OF PURCHASE

| | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|--|-------------|-----------------|-----------------|
| Purchase Price: | ¥46,900,000 | ¥45,493,000 | ¥44,555,000 |
| Land Registration & Legal Fee (Estimated): | ¥200,000 | | |
| Agency Brokerage Fee: | ¥1,613,700 | ¥1,567,269 | ¥1,536,315 |
| Total Cost of Purchase: | ¥48,713,700 | ¥47,260,269 | ¥46,291,315 |

RENTAL YIELD

| | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|---------------------|-------------|-----------------|-----------------|
| Purchase Price: | ¥46,900,000 | ¥45,493,000 | ¥44,555,000 |
| Gross Rental Yield: | 0.00% | 0.00% | 0.00% |
| Net Rental Yield: | -0.44% | -0.46% | -0.46% |

