

## Aqua City Tenjin North

Posted On 12-12-2019

 1-4-4 Nagahama, Chuo-ku, Fukuoka.


**¥ 13,300,000** **BUY**

Residential


Apartment


Tenanted

Fukuoka

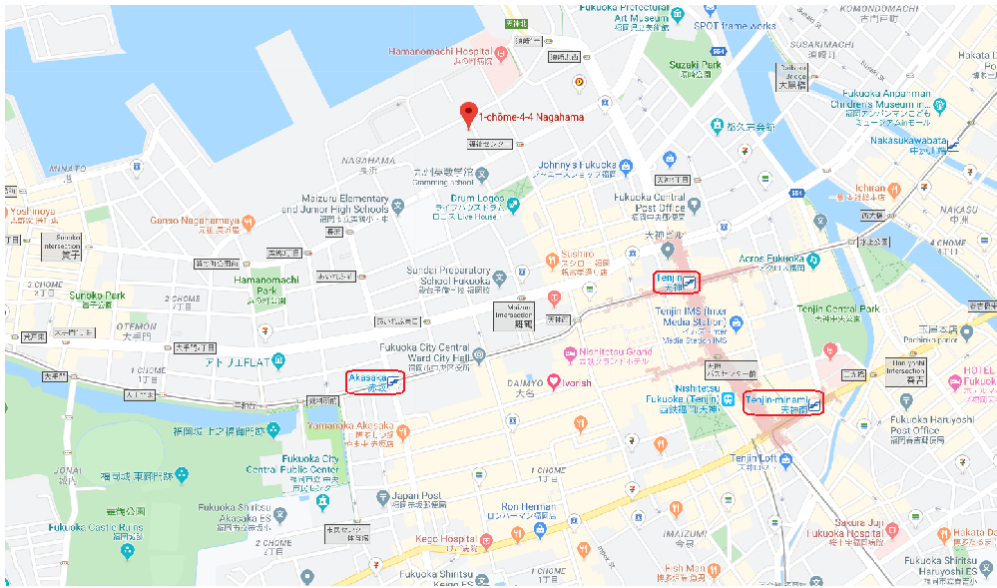
 Floor Area  
24.86 m<sup>2</sup>

 Layout  
1K

 Built Year  
2006






 Gross Yield  
4.92%










## PROPERTY INFO

### Building / Land Information

	Property Name:	Aqua City Tenjin North
	Address:	1-4-4 Nagahama, Chuo-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	2006

### Unit Information

	Layout:	1K
	Floor / Total Floors:	11 Floor / 11 Floors
	Floor Area:	24.86 m <sup>2</sup> / 267.59 ft <sup>2</sup>
	Balcony Area:	3.84 m <sup>2</sup> / 41.33 ft <sup>2</sup>
	Occupancy Status:	Tenanted

### Additional Information

Amenities:	City center, all shopping facilities and restaurant nearby
------------	--

### Location Information

	Transportation:	Tenjin station / 9 minutes walking distance
---	-----------------	---



## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥54,500	¥654,000
Building Management Fee:	-¥5,500	-¥66,000
Building Sinking Fund:	-¥3,000	-¥36,000
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,998	-¥35,970
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥40,000
Net Rental Income After Tax:		¥476,030

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥13,300,000	¥12,901,000	¥12,635,000
Land Registration & Legal Fee (Estimated):	¥140,000		
Agency Brokerage Fee:	¥504,900	¥491,733	¥482,955
Total Cost of Purchase:	¥13,944,900	¥13,532,733	¥13,257,955

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥13,300,000	¥12,901,000	¥12,635,000
Gross Rental Yield:	4.92%	5.07%	5.18%
Net Rental Yield:	3.70%	3.81%	3.90%

