


Asahi Plaza Tenjin 13F

Posted On 17-02-2020

 1-chome-9-3 Maizuru, Chuo-ku, Fukuoka


¥ 7,700,000 **BUY**

Residential


Apartment


Tenanted

Fukuoka

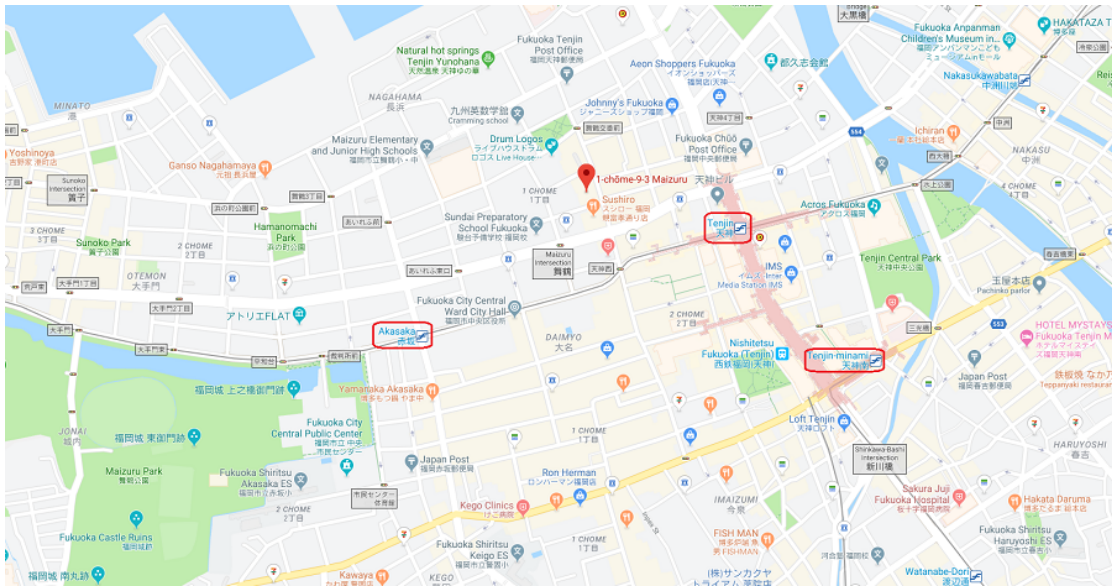
 Floor Area
31.32 m²

 Layout
1DK

 Built Year
1986






 Gross Yield
7.01%












PROPERTY INFO

Building / Land Information

	Property Name:	Asahi Plaza Tenjin 13F
	Address:	1-chome-9-3 Maizuru, Chuo-ku, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1986

Unit Information

	Total Units:	175
	Layout:	1DK
	Floor / Total Floors:	13 Floor / 13 Floors
	Floor Area:	31.32 m ² / 337.13 ft ²
	Balcony Area:	4.76 m ² / 51.24 ft ²
	Balcony Facing:	Southwest
	Occupancy Status:	Tenanted

Additional Information

Amenities:	City center, all shopping facilities and restaurant nearby
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Location Information

	Transportation:	Tenjin station / 8 minutes walking distance
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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥45,000	¥540,000
Building Management Fee:	-¥4,070	-¥48,840
Building Sinking Fund:	-¥3,690	-¥44,280
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,475	-¥29,700
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥40,000
Net Rental Income After Tax:		¥377,180

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥7,700,000	¥7,469,000	¥7,315,000
Land Registration & Legal Fee (Estimated):	¥150,000		
Agency Brokerage Fee:	¥320,100	¥312,477	¥307,395
Total Cost of Purchase:	¥8,170,100	¥7,931,477	¥7,772,395

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥7,700,000	¥7,469,000	¥7,315,000
Gross Rental Yield:	7.01%	7.23%	7.38%
Net Rental Yield:	5.11%	5.26%	5.37%

