

Daina Court Tenjin Minami 604

Residential

Apartment

Tenanted

Fukuoka

Posted On 14-10-2019

📍 2-chome-4-7 Kiyokawa, Chuo-ku, Fukuoka.

¥ 8,300,000

BUY

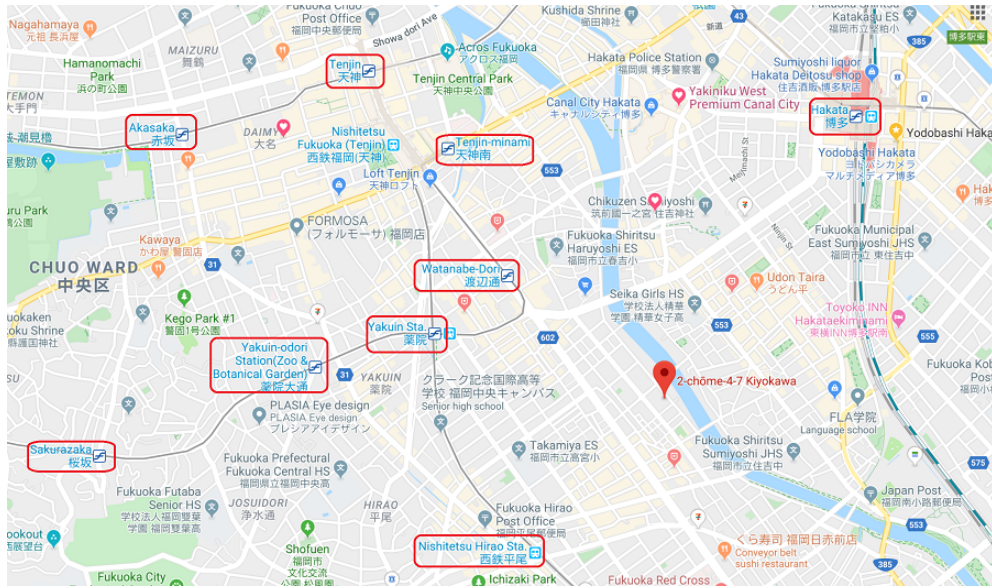
📏 Floor Area
37.73 m²

🏠 Layout
2DK

📅 Built Year
1991






📈 Gross Yield
8.24%












PROPERTY INFO

Building / Land Information


	Property Name:	Daina Court Tenjin Minami 604
	Address:	2-chome-4-7 Kiyokawa, Chuo-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1991

Unit Information

	Total Units:	48
	Layout:	2DK
	Floor / Total Floors:	6 Floor / 13 Floors
	Floor Area:	37.73 m ² / 406.13 ft ²
	Balcony Area:	8.87 m ² / 95.48 ft ²
	Balcony Facing:	Southeast
	Occupancy Status:	Tenanted

Additional Information

Location Information

	Transportation:	Watanabe-Dori station / 12 minutes walking distance
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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥57,000	¥684,000
Building Management Fee:	-¥7,500	-¥90,000
Building Sinking Fund:	-¥7,100	-¥85,200
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥3,135	-¥37,620
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥36,000
Net Rental Income After Tax:		¥435,180

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥8,300,000	¥8,051,000	¥7,885,000
Land Registration & Legal Fee (Estimated):	¥160,000		
Agency Brokerage Fee:	¥339,900	¥331,683	¥326,205
Total Cost of Purchase:	¥8,799,900	¥8,542,683	¥8,371,205

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥8,300,000	¥8,051,000	¥7,885,000
Gross Rental Yield:	8.24%	8.50%	8.67%
Net Rental Yield:	5.35%	5.52%	5.64%

