

Encrest Bay Tenjin Higashi 205

Posted On 12-10-2020

📍 5-24 Chikkohonmachi, Hakata-ku, Fukuoka.

¥ 14,200,000 **BUY**

Residential

Apartment

Tenanted

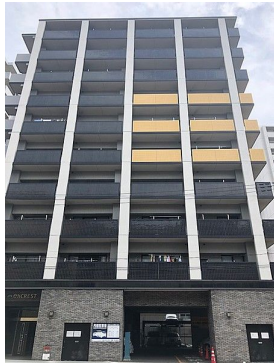
Fukuoka

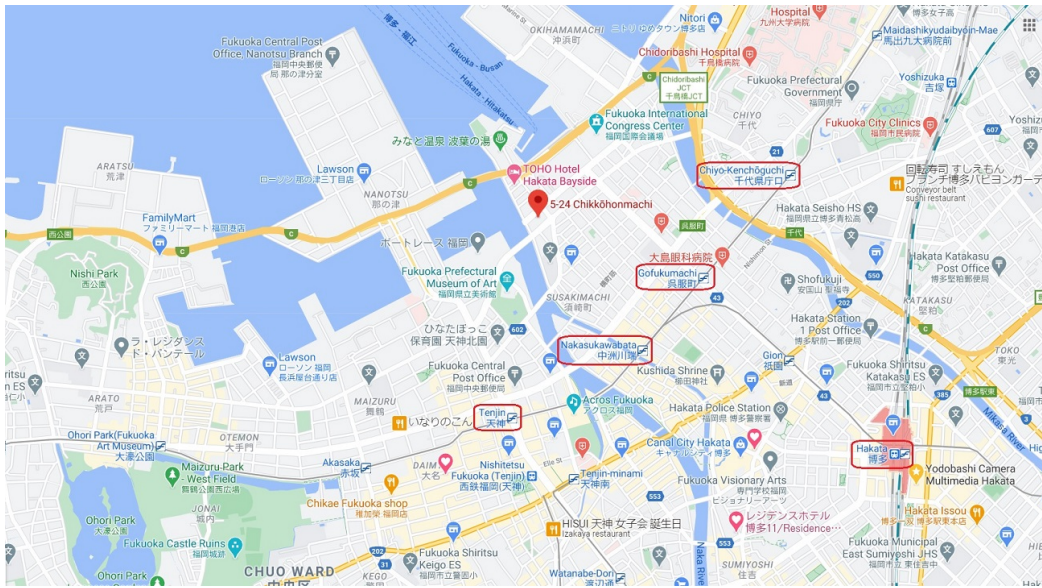
📐 Floor Area
38.40 m²

🏠 Layout
1LDK

📅 Built Year
2006

📈 Gross Yield
5.87%












PROPERTY INFO

Building / Land Information

	Property Name:	Encrest Bay Tenjin Higashi 205
	Address:	5-24 Chikkohonmachi, Hakata-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	2006


Unit Information

	Total Units:	70
	Layout:	1LDK
	Floor / Total Floors:	2 Floor / 10 Floors
	Floor Area:	38.40 m ² / 413.34 ft ²
	Balcony Area:	13.80 m ² / 148.54 ft ²
	Balcony Facing:	Southeast
	Occupancy Status:	Tenanted

Additional Information

Note 1:	Corner unit, bright and airy
Note 2:	Big L-shape balcony
Note 3:	ID: 98967079

Location Information

	Transportation:	Nakasukawabata station / 12 minutes walking distance
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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥69,500	¥834,000
Building Management Fee:	-¥5,000	-¥60,000
Building Sinking Fund:	-¥3,960	-¥47,520
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥3,823	-¥45,870
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥75,000
Net Rental Income After Tax:		¥605,610

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥14,200,000	¥13,774,000	¥13,490,000
Land Registration & Legal Fee (Estimated):	¥170,000		
Agency Brokerage Fee:	¥534,600	¥520,542	¥511,170
Total Cost of Purchase:	¥14,904,600	¥14,464,542	¥14,171,170

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥14,200,000	¥13,774,000	¥13,490,000
Gross Rental Yield:	5.87%	6.05%	6.18%
Net Rental Yield:	4.57%	4.71%	4.81%

