

Eslead Tenjin 2

Posted On 31-08-2019

 5-chome-9-9 Tenjin, Chuo-ku, Fukuoka

¥ 8,000,000

BUY

Residential

Apartment

Tenanted

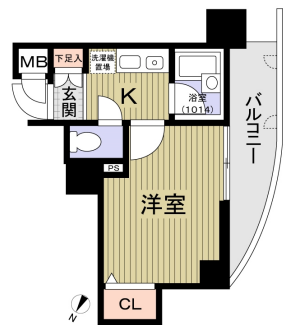
Fukuoka

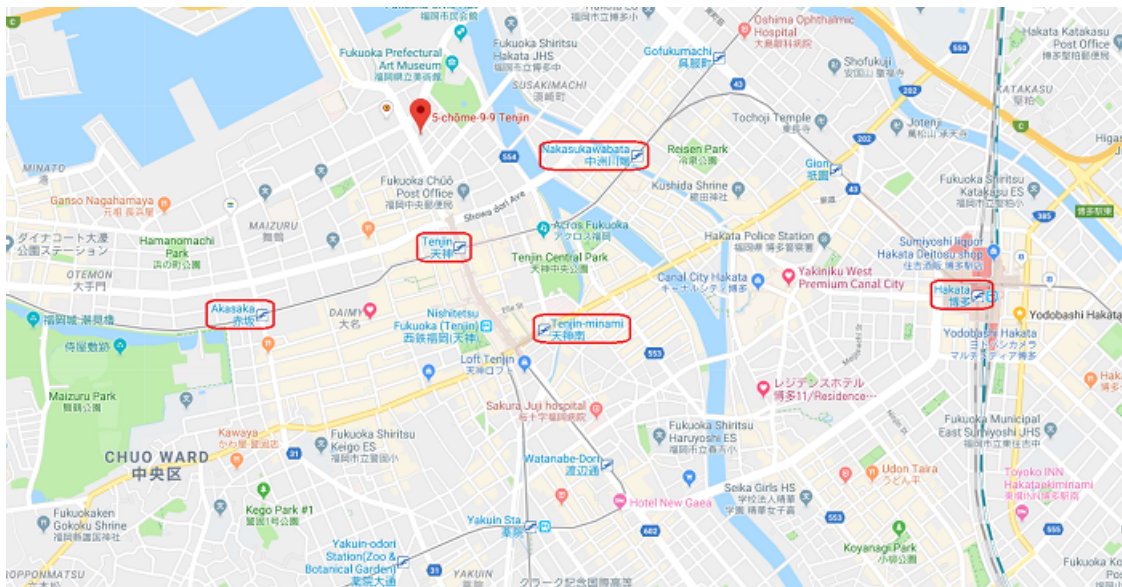
 Floor Area
19.45 m²

 Layout
1K

 Built Year
1998

 Gross Yield
6.45%





PROPERTY INFO

Building / Land Information

	Property Name:	Eslead Tenjin 2
	Address:	5-chome-9-9 Tenjin, Chuo-ku, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1998

Unit Information

	Layout:	1K
	Floor / Total Floors:	3 Floor / 11 Floors
	Floor Area:	19.45 m ² / 209.36 ft ²
	Balcony Area:	5.28 m ² / 56.83 ft ²
	Balcony Facing:	West
	Occupancy Status:	Tenanted

Additional Information

Amenities:	City center, all shopping facilities and restaurant nearby
Note 1:	Nice building looking

Location Information

	Transportation:	Tenjin station / 7 minutes walking distance
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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥43,000	¥516,000
Building Management Fee:	-¥5,700	-¥68,400
Building Sinking Fund:	-¥7,125	-¥85,500
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,365	-¥28,380
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥35,000
Net Rental Income After Tax:		¥298,720

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥8,000,000	¥7,760,000	¥7,600,000
Land Registration & Legal Fee (Estimated):	¥150,000		
Agency Brokerage Fee:	¥330,000	¥322,080	¥316,800
Total Cost of Purchase:	¥8,480,000	¥8,232,080	¥8,066,800

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥8,000,000	¥7,760,000	¥7,600,000
Gross Rental Yield:	6.45%	6.65%	6.79%
Net Rental Yield:	3.94%	4.06%	4.14%

