

**Estate More Tenjin Studio  
14F**

Residential

Apartment

Tenanted

Fukuoka

Posted On 31-08-2019

📍 2-chome-2-5 Haruyoshi, Chuo-ku, Fukuoka

**¥ 8,800,000**

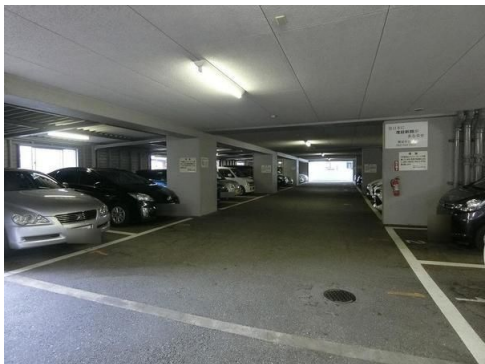
**BUY**

📐 Floor Area  
23.34 m<sup>2</sup>

🏠 Layout  
1K

📅 Built Year  
1998

📈 Gross Yield  
6.82%

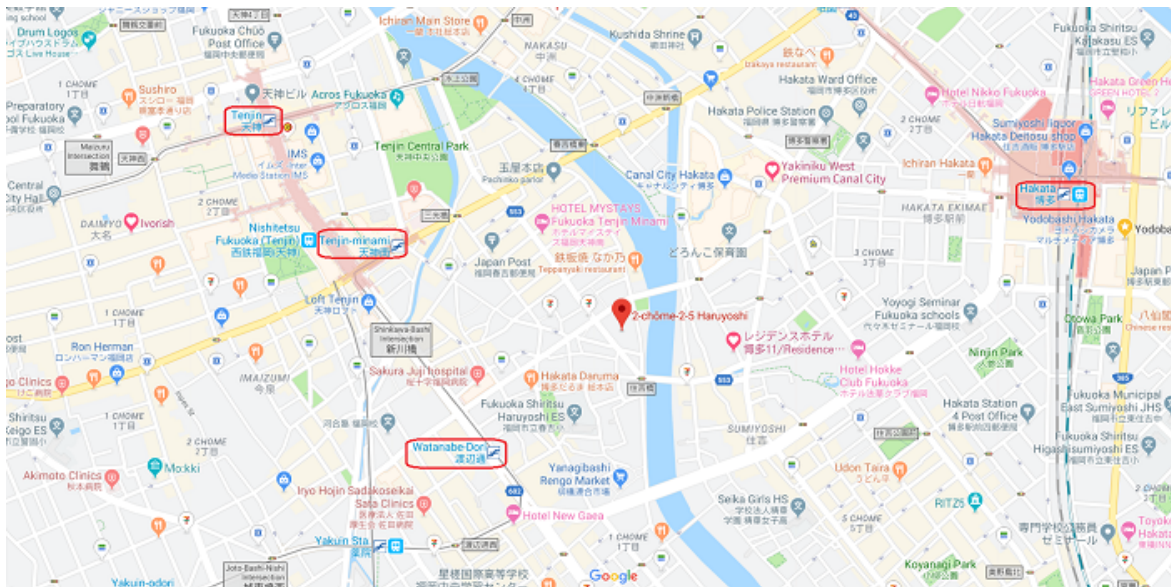


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## PROPERTY INFO

### Building / Land Information

	Property Name:	Estate More Tenjin Studio 14F
	Address:	2-chome-2-5 Haruyoshi, Chuo-ku, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1998


### Unit Information


	Total Units:	329
	Layout:	1K
	Floor / Total Floors:	14 Floor / 15 Floors
	Floor Area:	23.34 m <sup>2</sup> / 251.23 ft <sup>2</sup>
	Balcony Area:	3.91 m <sup>2</sup> / 42.09 ft <sup>2</sup>
	Occupancy Status:	Tenanted

### Additional Information

Amenities:	Prime area, shopping, eatery nearby
Note 1:	Tenjin-minami station / 12 minutes walking distance

### Location Information

	Transportation:	Watanabe-Dori station / 7 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥50,000	¥600,000
Building Management Fee:	-¥6,000	-¥72,000
Building Sinking Fund:	-¥600	-¥7,200
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,750	-¥33,000
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥38,000
Net Rental Income After Tax:		¥449,800

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥8,800,000	¥8,536,000	¥8,360,000
Land Registration & Legal Fee (Estimated):	¥130,000		
Agency Brokerage Fee:	¥356,400	¥347,688	¥341,880
Total Cost of Purchase:	¥9,286,400	¥9,013,688	¥8,831,880

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥8,800,000	¥8,536,000	¥8,360,000
Gross Rental Yield:	6.82%	7.03%	7.18%
Net Rental Yield:	5.25%	5.42%	5.53%

