

# Grandforet Prime Tenjin Higashi

Residential

Apartment

Vacant

Fukuoka

Posted On 05-06-2020

📍 5-13 Tsumashoji, Hakata-ku, Fukuoka

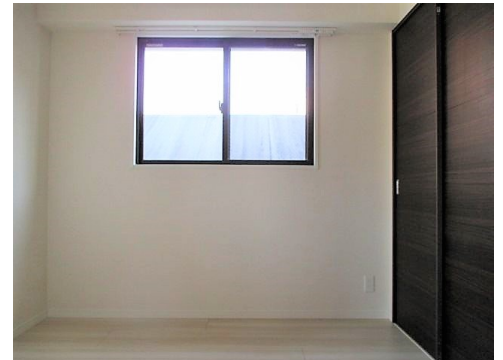
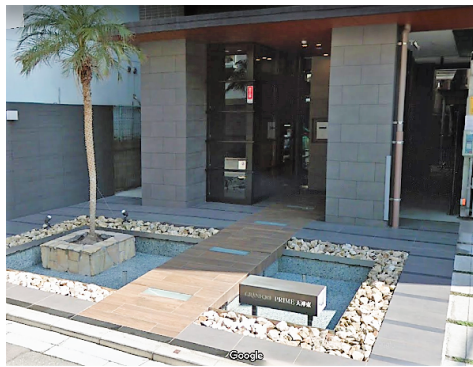
**¥ 14,300,000** **BUY**

📏 Floor Area  
28.86 m<sup>2</sup>

🏠 Layout  
1LDK

📅 Built Year  
2014

📈 Gross Yield  
5.37%












## PROPERTY INFO

### Building / Land Information


|   |                     |                                     |
|---|---------------------|-------------------------------------|
|    | Property Name:      | Grandforet Prime Tenjin Higashi     |
|    | Address:            | 5-13 Tsumashoji, Hakata-ku, Fukuoka |
|   | Land Ownership:     | Freehold                            |
|  | Building Structure: | Reinforced Concrete                 |
|  | Built Year:         | 2014                                |

### Unit Information

|   |                       |   |
|---|-----------------------|---|
|  | Total Units:          | 30  |
|  | Layout:               | 1LDK  |
|  | Floor / Total Floors: | 3 Floor / 11 Floors                           |
|  | Floor Area:           | 28.86 m <sup>2</sup> / 310.65 ft <sup>2</sup> |
|  | Balcony Area:         | 5.18 m <sup>2</sup> / 55.76 ft <sup>2</sup>   |
|  | Balcony Facing:       | Northwest                                     |
|  | Occupancy Status:     | Vacant  |

### Additional Information

### Location Information

|   |                 |   |
|---|-----------------|---|
|  | Transportation: | Nakasukawabata station / 9 minutes walking distance |
|---|-----------------|---|

✉ info@japan-realty.com  
Singapore +65 8188 8316



公众号 Page 2

## INCOME & EXPENSE

|   | Monthly | Annually |
|---|---------|----------|
| Rental Income:                                      | ¥64,000 | ¥768,000 |
| Building Management Fee:                            | -¥8,200 | -¥98,400 |
| Building Sinking Fund:                              | -¥1,600 | -¥19,200 |
| Other Miscellaneous Fee:                            | -¥0     | -¥0      |
| Agency Management Fee:                              | -¥3,520 | -¥42,240 |
| Annual Fixed Asset & City Planning Tax (Estimated): | -       | -¥40,000 |
| Net Rental Income After Tax:                        |         | ¥568,160 |

## COST OF PURCHASE

|  | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|--|-------------|-----------------|-----------------|
| Purchase Price:                            | ¥14,300,000 | ¥13,871,000     | ¥13,585,000     |
| Land Registration & Legal Fee (Estimated): | ¥140,000    |                 |                 |
| Agency Brokerage Fee:                      | ¥537,900    | ¥523,743        | ¥514,305        |
| Total Cost of Purchase:                    | ¥14,977,900 | ¥14,534,743     | ¥14,239,305     |

## RENTAL YIELD

|                     | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|---------------------|-------------|-----------------|-----------------|
| Purchase Price:     | ¥14,300,000 | ¥13,871,000     | ¥13,585,000     |
| Gross Rental Yield: | 5.37%       | 5.54%           | 5.65%           |
| Net Rental Yield:   | 4.06%       | 4.19%           | 4.27%           |

