

JAPAN REALTY 日本不動產

Itopia Tenjin East

Residential

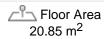
Apartment Tenanted

Fukuoka

Posted On 10-06-2020

2 11-3 Tsumashoji, Hakata-ku, Fukuoka.

¥ 5,800,000



₽ Layout 1K

Built Year 1992

✓ Gross Yield 9.1%





























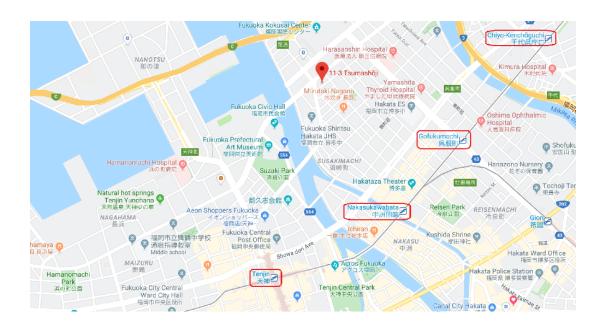












PROPERTY INFO

Building / Land Information

Property Name: Itopia Tenjin East

Address: 11-3 Tsumashoji, Hakata-ku, Fukuoka.

Land Ownership: Freehold

Building Structure: Reinforced Concrete

Built Year: 1992

Unit Information

👸 Total Units: 57

H Layout: 1K

Floor / Total Floors: 5 Floor / 11 Floors

Floor Area: 20.85 m² / 224.43 ft²

Balcony Area: 4.45 m² / 47.90 ft²

Occupancy Status: Tenanted

Additional Information

Amenities: City center, all shopping facilities and restaurant

nearby

Note 1: Tenjin station / 15 minutes walking distance

Location Information

Transportation: Nakasukawabata station / 10 minutes walking distance















	Monthly	Annually
Rental Income:	¥44,000	¥528,000
Building Management Fee:	-¥4,300	-¥51,600
Building Sinking Fund:	-¥2,160	-¥25,920
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,420	-¥29,040
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥30,866
Net Rental Income After Tax:		¥390,574

COST OF PURCHASE

	Offer Price	3% Offer Price	5% Offer Price
Purchase Price:	¥5,800,000	¥5,626,000	¥5,510,000
Land Registration & Legal Fee (Estimated):	¥130,000		
Agency Brokerage Fee:	¥257,400	¥251,658	¥247,830
Total Cost of Purchase:	¥6,187,400	¥6,007,658	¥5,887,830

RENTAL YIELD

	Offer Price	3% Offer Price	5% Offer Price
Purchase Price:	¥5,800,000	¥5,626,000	¥5,510,000
Gross Rental Yield:	9.10%	9.38%	9.58%
Net Rental Yield:	6.81%	7.02%	7.17%

















