

# Itopia Tenjin East

Residential Apartment Tenanted **Fukuoka**

Posted On 10-06-2020

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

**¥ 5,800,000** **BUY**

📍 Floor Area 20.85 m <sup>2</sup>	🏠 Layout 1K	📅 Built Year 1992	📈 Gross Yield 9.1%
--------------------------------------	----------------	----------------------	-----------------------












## PROPERTY INFO

### Building / Land Information

	Property Name:	Itopia Tenjin East
	Address:	11-3 Tsumashōji, Hakata-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1992


### Unit Information

	Total Units:	57
	Layout:	1K
	Floor / Total Floors:	5 Floor / 11 Floors
	Floor Area:	20.85 m <sup>2</sup> / 224.43 ft <sup>2</sup>
	Balcony Area:	4.45 m <sup>2</sup> / 47.90 ft <sup>2</sup>
	Balcony Facing:	South
	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
---	-----------------	--

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



公众号 Page 2

## INCOME & EXPENSE

	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%

