

**JGM Watanabedori Minami
201**

Residential

Apartment

Tenanted

Fukuoka

Posted On 17-10-2021

📍 2-18-26 Takasago, Chuo Ward, Fukuoka.

¥ 4,500,000

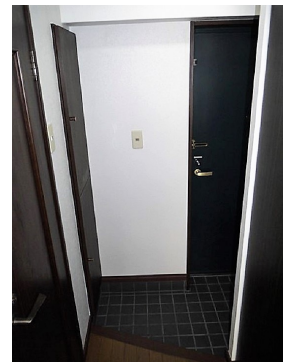
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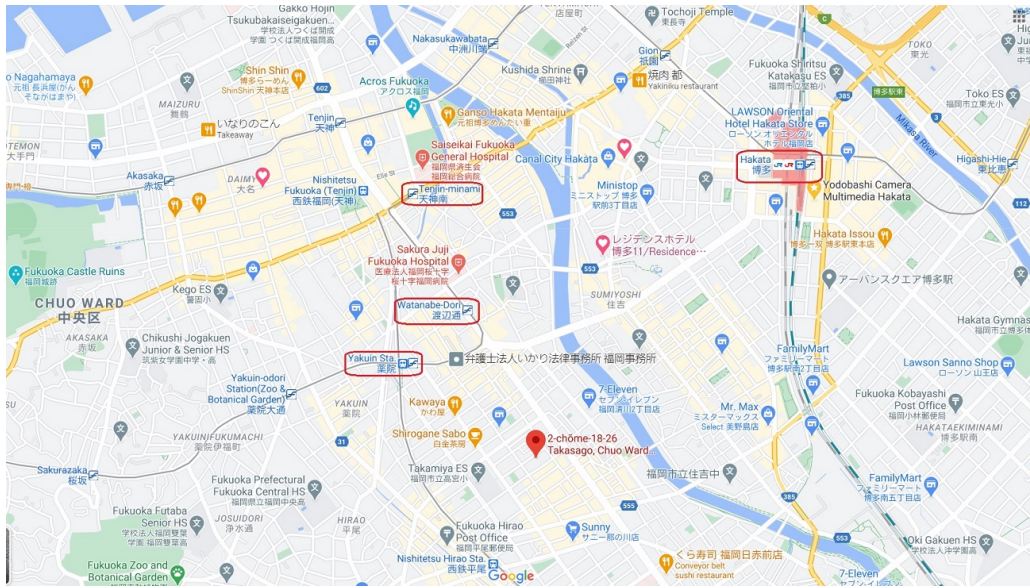
📏 Floor Area
21.67 m²

🏠 Layout
1K

📅 Built Year
1990

📈 Gross Yield
10.93%












PROPERTY INFO

Building / Land Information

| | | |
|---|---------------------|---------------------------------------|
|  | Property Name: | JGM Watanabedori Minami 201 |
|  | Address: | 2-18-26 Takasago, Chuo Ward, Fukuoka. |
|  | Land Ownership: | Freehold |
|  | Building Structure: | Reinforced Concrete |
|  | Built Year: | 1990 |


Unit Information

| | | |
|---|-----------------------|---|
|  | Total Units: | 17 |
|  | Layout: | 1K |
|  | Floor / Total Floors: | 2 Floor / 7 Floors |
|  | Floor Area: | 21.67 m ² / 233.26 ft ² |
|  | Balcony Area: | 3.48 m ² / 37.46 ft ² |
|  | Balcony Facing: | Southwest |
|  | Occupancy Status: | Tenanted |

Additional Information

| | |
|------------|-------------------------------------|
| Amenities: | Prime area, shopping, eatery nearby |
| Note 1: | ID: 99047479 |

Location Information

| | | |
|---|-----------------|---|
|  | Transportation: | Watanabe-Dori station / 10 minutes walking distance |
|---|-----------------|---|

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公众号 Page 2

INCOME & EXPENSE

| | Monthly | Annually |
|---|---------|-----------|
| Rental Income: | ¥41,000 | ¥492,000 |
| Building Management Fee: | -¥9,450 | -¥113,400 |
| Building Sinking Fund: | -¥6,300 | -¥75,600 |
| Other Miscellaneous Fee: | -¥0 | -¥0 |
| Agency Management Fee: | -¥2,255 | -¥27,060 |
| Annual Fixed Asset & City Planning Tax (Estimated): | - | -¥39,400 |
| Net Rental Income After Tax: | | ¥236,540 |

COST OF PURCHASE

| | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|--|-------------|-----------------|-----------------|
| Purchase Price: | ¥4,500,000 | ¥4,365,000 | ¥4,275,000 |
| Land Registration & Legal Fee (Estimated): | ¥130,000 | | |
| Agency Brokerage Fee: | ¥214,500 | ¥210,045 | ¥207,075 |
| Total Cost of Purchase: | ¥4,844,500 | ¥4,705,045 | ¥4,612,075 |

RENTAL YIELD

| | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|---------------------|-------------|-----------------|-----------------|
| Purchase Price: | ¥4,500,000 | ¥4,365,000 | ¥4,275,000 |
| Gross Rental Yield: | 10.93% | 11.27% | 11.51% |
| Net Rental Yield: | 5.70% | 5.87% | 6.00% |

