

## Lions Mansion Grace Tenjin 506

Posted On 31-12-2020

📍 4-7-6 Tenjin, Chuo Ward, Fukuoka.

**¥ 8,800,000** **BUY**

Residential

Apartment

Vacant

Fukuoka

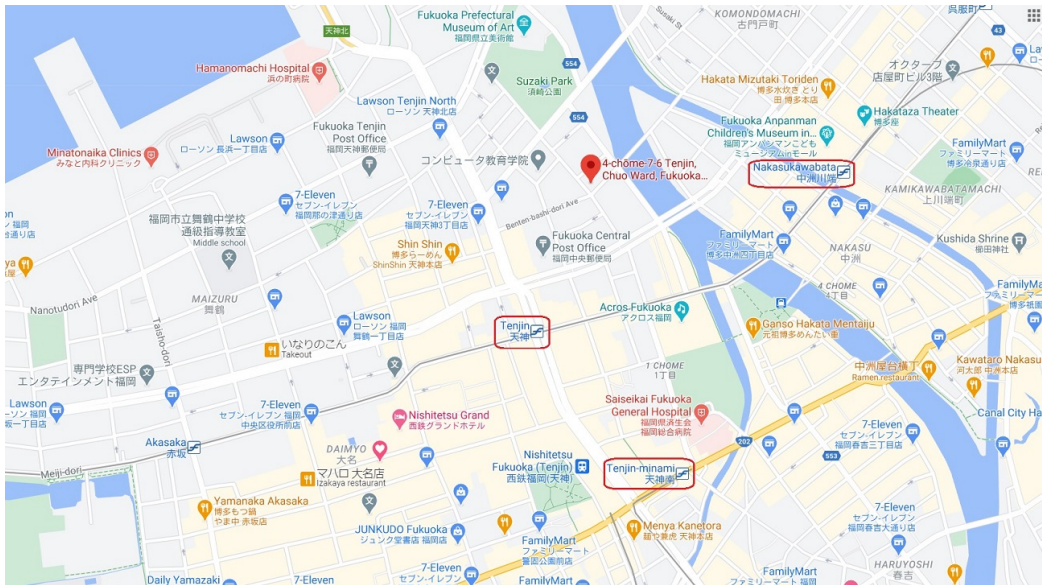
📐 Floor Area  
29.11 m<sup>2</sup>

🏠 Layout  
1DK

📅 Built Year  
1981

📈 Gross Yield  
0%












## PROPERTY INFO

### Building / Land Information

	Property Name:	Lions Mansion Grace Tenjin 506
	Address:	4-7-6 Tenjin, Chuo Ward, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1981

### Unit Information

	Total Units:	50
	Layout:	1DK
	Floor / Total Floors:	5 Floor / 10 Floors
	Floor Area:	29.11 m <sup>2</sup> / 313.34 ft <sup>2</sup>
	Balcony Area:	5.65 m <sup>2</sup> / 60.82 ft <sup>2</sup>
	Balcony Facing:	West
	Occupancy Status:	Vacant

### Additional Information

Amenities:	City center, shopping mall, banks, hospitals, restaurant nearby
Note 1:	Building allow for simple office use
Note 2:	ID: 99025403

### Location Information

	Transportation:	Tenjin station / 8 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥0	¥0
Building Management Fee:	-¥6,300	-¥75,600
Building Sinking Fund:	-¥5,820	-¥69,840
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥0	-¥0
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥48,000
Net Rental Income After Tax:		¥-193,440

## 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):	¥150,000		
Agency Brokerage Fee:	¥356,400	¥347,688	¥341,880
Total Cost of Purchase:	¥9,306,400	¥9,033,688	¥8,851,880

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥8,800,000	¥8,536,000	¥8,360,000
Gross Rental Yield:	0.00%	0.00%	0.00%
Net Rental Yield:	-1.56%	-1.61%	-1.65%

