

Lions Mansion Tenjin Minami 101

Commercial

Office / Shop

Tenanted

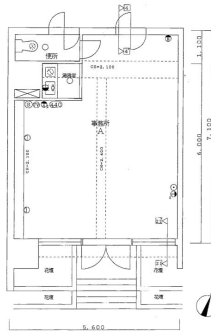
Fukuoka

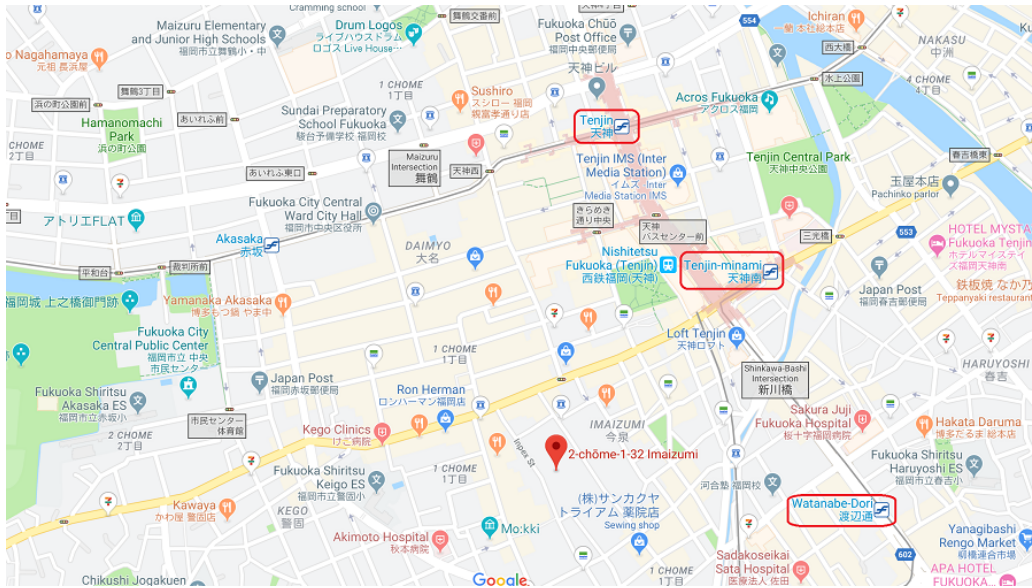
Posted On 06-10-2019

📍 2-chome-1-32 Imaizumi, Chuo-ku, Fukuoka

¥ 19,800,000 **BUY**






| | | | |
|--|---|--|---|
|  Floor Area 39.76 m ² |  Layout - |  Built Year 1992 |  Gross Yield 7.2% |
|--|---|--|---|










PROPERTY INFO

Building / Land Information

| | | |
|---|---------------------|---|
|  | Property Name: | Lions Mansion Tenjin Minami 101 |
|  | Address: | 2-chome-1-32 Imaizumi, Chuo-ku, Fukuoka |
|  | Land Ownership: | Freehold |
|  | Building Structure: | Steel Reinforced Concrete |
|  | Built Year: | 1992 |


Unit Information

| | | |
|---|-----------------------|---|
|  | Total Units: | 99 |
|  | Layout: | - |
|  | Floor / Total Floors: | 1 Floor / 14 Floors |
|  | Floor Area: | 39.76 m ² / 427.98 ft ² |
|  | Occupancy Status: | Tenanted |

Additional Information

| | |
|------------|---|
| Amenities: | City center, all shopping facilities and restaurant nearby |
| Note 1: | 1st floor office, stable commercial tenancy, rare in the market |
| Note 2: | Very good capital appreciation potential |

Location Information

| | | |
|---|-----------------|---|
|  | Transportation: | Tenjin-minami station / 10 minutes walking distance |
|---|-----------------|---|

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



公众号 Page 2

INCOME & EXPENSE

| | Monthly | Annually |
|---|------------------------------|------------|
| Rental Income: | ¥118,800 | ¥1,425,600 |
| Building Management Fee: | -¥9,600 | -¥115,200 |
| Building Sinking Fund: | -¥5,960 | -¥71,520 |
| Other Miscellaneous Fee: | -¥200 | -¥2,400 |
| Agency Management Fee: | -¥6,534 | -¥78,408 |
| Annual Fixed Asset & City Planning Tax (Estimated): | - | -¥70,000 |
| | Net Rental Income After Tax: | ¥1,088,072 |

COST OF PURCHASE

| | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|--|-------------|-----------------|-----------------|
| Purchase Price: | ¥19,800,000 | ¥19,206,000 | ¥18,810,000 |
| Land Registration & Legal Fee (Estimated): | ¥180,000 | | |
| Agency Brokerage Fee: | ¥719,400 | ¥699,798 | ¥686,730 |
| Total Cost of Purchase: | ¥20,699,400 | ¥20,085,798 | ¥19,676,730 |

RENTAL YIELD

| | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|---------------------|-------------|-----------------|-----------------|
| Purchase Price: | ¥19,800,000 | ¥19,206,000 | ¥18,810,000 |
| Gross Rental Yield: | 7.20% | 7.42% | 7.58% |
| Net Rental Yield: | 5.59% | 5.77% | 5.89% |

