

## Lions Mansion Tenjin Minami 705

Posted On 01-02-2023

📍 2-1-32 Imaizumi, Chuo-ku, Fukuoka.

**¥ 7,500,000** **BUY**

Residential

Apartment

Tenanted

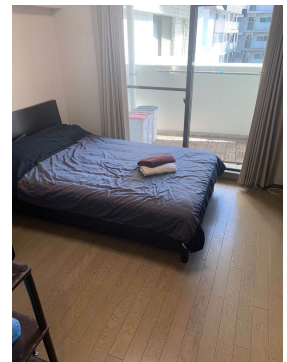
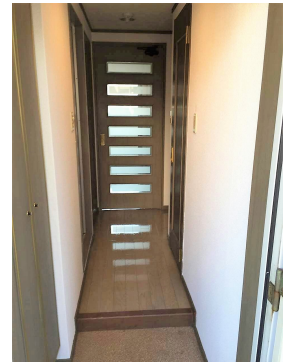
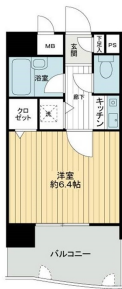
Fukuoka

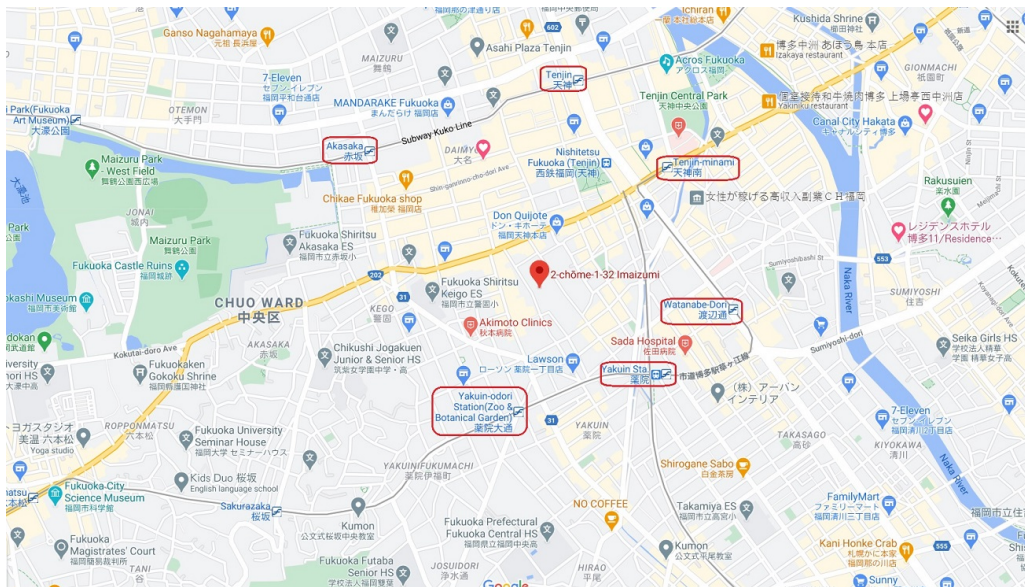
📍 Floor Area  
21.00 m<sup>2</sup>

🏠 Layout  
1K

📅 Built Year  
1992

📈 Gross Yield  
7.2%










## PROPERTY INFO

### Building / Land Information

	Property Name:	Lions Mansion Tenjin Minami 705
	Address:	2-1-32 Imaizumi, Chuo-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1992


### Unit Information

	Layout:	1K
	Floor / Total Floors:	7 Floor / 14 Floors
	Floor Area:	21.00 m <sup>2</sup> / 226.04 ft <sup>2</sup>
	Balcony Area:	6.35 m <sup>2</sup> / 68.35 ft <sup>2</sup>
	Occupancy Status:	Tenanted

### Additional Information

Note 1: ID: 98989054

### Location Information

	Transportation:	Yakuin-odori station / 8 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥45,000	¥540,000
Building Management Fee:	-¥5,300	-¥63,600
Building Sinking Fund:	-¥3,150	-¥37,800
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,475	-¥29,700
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥44,700
Net Rental Income After Tax:		¥364,200

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥7,500,000	¥7,275,000	¥7,125,000
Land Registration & Legal Fee (Estimated):	¥120,000		
Agency Brokerage Fee:	¥313,500	¥306,075	¥301,125
Total Cost of Purchase:	¥7,933,500	¥7,701,075	¥7,546,125

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥7,500,000	¥7,275,000	¥7,125,000
Gross Rental Yield:	7.20%	7.42%	7.58%
Net Rental Yield:	5.15%	5.31%	5.43%

