

## Neo Heights Tenjin 603


Residential

Apartment


Vacant

Fukuoka


Posted On 16-08-2019


 2-chome-10-31 Daimyo, Chuo-ku, Fukuoka

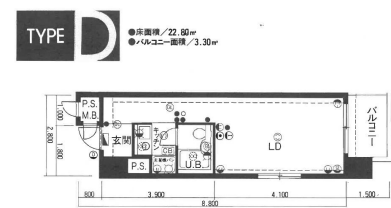
**¥ 6,500,000** **BUY**

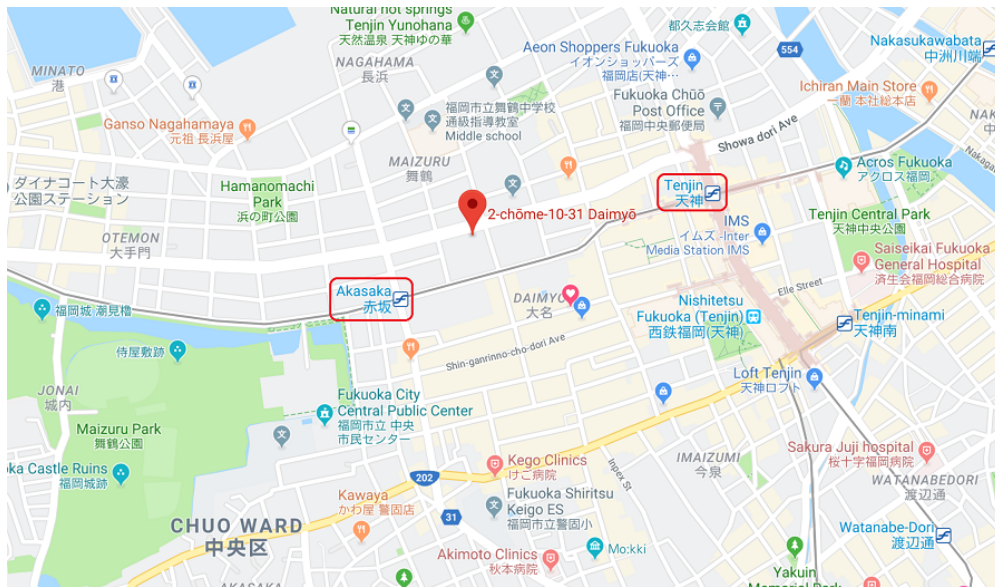
 Floor Area  
22.80 m<sup>2</sup>

 Layout  
1K

 Built Year  
1984

 Gross Yield  
7.75%





## PROPERTY INFO

### Building / Land Information

	Property Name:	Neo Heights Tenjin 603
	Address:	2-chome-10-31 Daimyo, Chuo-ku, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1984

### Unit Information

	Layout:	1K
	Floor / Total Floors:	6 Floor / 11 Floors
	Floor Area:	22.80 m <sup>2</sup> / 245.42 ft <sup>2</sup>
	Balcony Area:	3.30 m <sup>2</sup> / 35.52 ft <sup>2</sup>
	Balcony Facing:	South
	Occupancy Status:	Vacant

### Additional Information

Amenities:	Main street and surrounded by commercial buildings
Note 1:	Corner unit with side window, bright and airy
Note 2:	Building allow residential and office use
Note 3:	Vacant unit, rental income based on market estimation
Note 4:	Very prime location, short of supply in the market

### Location Information

	Transportation:	Akasaka station / 3 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥42,000	¥504,000
Building Management Fee:	-¥4,900	-¥58,800
Building Sinking Fund:	-¥3,910	-¥46,920
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,310	-¥27,720
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥35,000
Net Rental Income After Tax:		¥335,560

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥6,500,000	¥6,305,000	¥6,175,000
Land Registration & Legal Fee (Estimated):	¥130,000		
Agency Brokerage Fee:	¥280,500	¥274,065	¥269,775
Total Cost of Purchase:	¥6,910,500	¥6,709,065	¥6,574,775

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥6,500,000	¥6,305,000	¥6,175,000
Gross Rental Yield:	7.75%	7.99%	8.16%
Net Rental Yield:	5.36%	5.53%	5.64%

