

Pure Dome Tenjin Across

Residential Apartment Tenanted Fukuoka

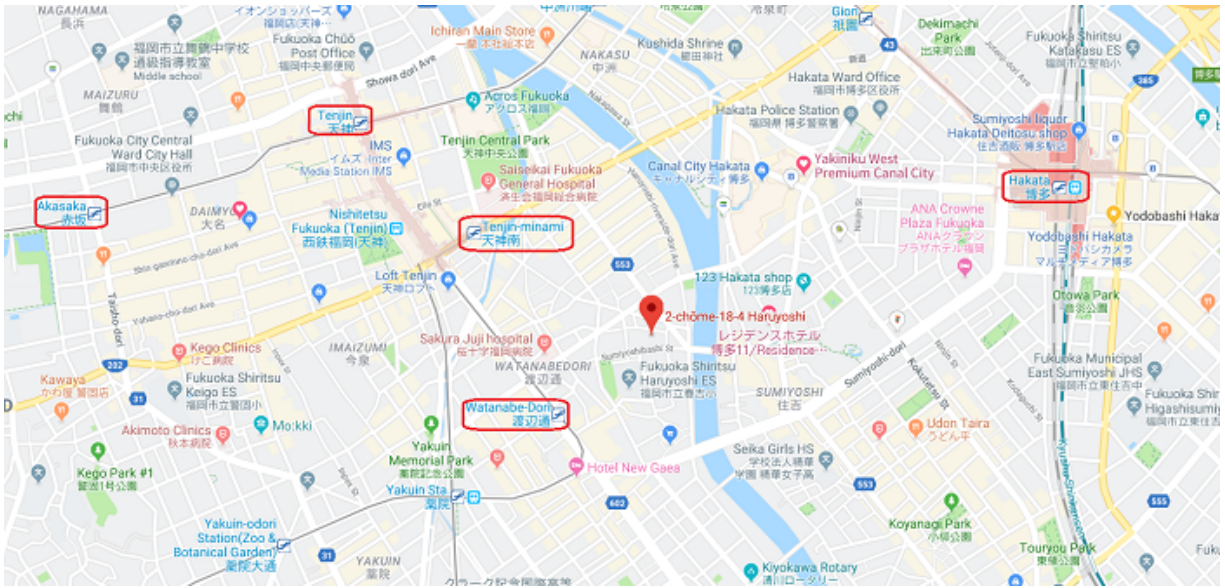
Posted On 15-10-2019

📍 2-18-4 Haruyoshi, Chuo-ku, Fukuoka.

¥ 6,600,000 **BUY**






 Floor Area 16.10 m ²	 Layout 1K	 Built Year 1993	 Gross Yield 8.18%
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PROPERTY INFO

Building / Land Information

	Property Name:	Pure Dome Tenjin Across
	Address:	2-18-4 Haruyoshi, Chuo-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1993


Unit Information

	Total Units:	106
	Layout:	1K
	Floor / Total Floors:	8 Floor / 10 Floors
	Floor Area:	16.10 m ² / 173.30 ft ²
	Balcony Area:	1.50 m ² / 16.15 ft ²
	Occupancy Status:	Tenanted

Additional Information

Amenities:	Tenjin-Minami station / 11 minutes walking distance
Note 1:	Balcony with open view
Note 2:	Prime location, high demand for students and working single
Note 3:	Property ID: 98834476

Location Information

	Transportation:	Watanabe-Dori station / 7 minutes walking distance
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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥45,000	¥540,000
Building Management Fee:	-¥5,200	-¥62,400
Building Sinking Fund:	-¥1,680	-¥20,160
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,475	-¥29,700
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥30,000
	Net Rental Income After Tax:	¥397,740

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥6,600,000	¥6,402,000	¥6,270,000
Land Registration & Legal Fee (Estimated):	¥130,000		
Agency Brokerage Fee:	¥283,800	¥277,266	¥272,910
Total Cost of Purchase:	¥7,013,800	¥6,809,266	¥6,672,910

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥6,600,000	¥6,402,000	¥6,270,000
Gross Rental Yield:	8.18%	8.43%	8.61%
Net Rental Yield:	6.10%	6.29%	6.42%

