

















PROPERTY INFO

Building / Land Information

	Property Name:	Pure Dome Tenjin Annex 406
	Address:	2-chome-13-19 Haruyoshi, Chuo-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1995


Unit Information

	Total Units:	88
	Layout:	1K
	Floor / Total Floors:	4 Floor / 6 Floors
	Floor Area:	18.20 m ² / 195.90 ft ²
	Balcony Area:	3.80 m ² / 40.90 ft ²
	Balcony Facing:	Northeast
	Occupancy Status:	Tenanted

Additional Information

Amenities:	Prime area, shopping, eatery nearby
Note 1:	Watanabe-dori station / 7 minutes walking distance

Location Information

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

	Monthly	Annually
Rental Income:	¥45,000	¥540,000
Building Management Fee:	-¥3,300	-¥39,600
Building Sinking Fund:	-¥5,100	-¥61,200
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,475	-¥29,700
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥33,100
Net Rental Income After Tax:		¥376,400

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥6,900,000	¥6,693,000	¥6,555,000
Land Registration & Legal Fee (Estimated):	¥130,000		
Agency Brokerage Fee:	¥293,700	¥286,869	¥282,315
Total Cost of Purchase:	¥7,323,700	¥7,109,869	¥6,967,315

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥6,900,000	¥6,693,000	¥6,555,000
Gross Rental Yield:	7.83%	8.07%	8.24%
Net Rental Yield:	5.59%	5.76%	5.89%

