

Romanesque Nishijin 4F

Residential

Apartment

Tenanted

Fukuoka

Posted On 30-11-2019

📍 14-13 Sohara, Sawara-ku, Fukuoka.

¥ 7,200,000

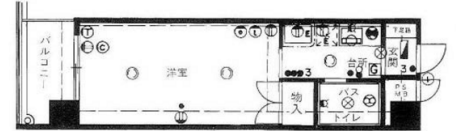
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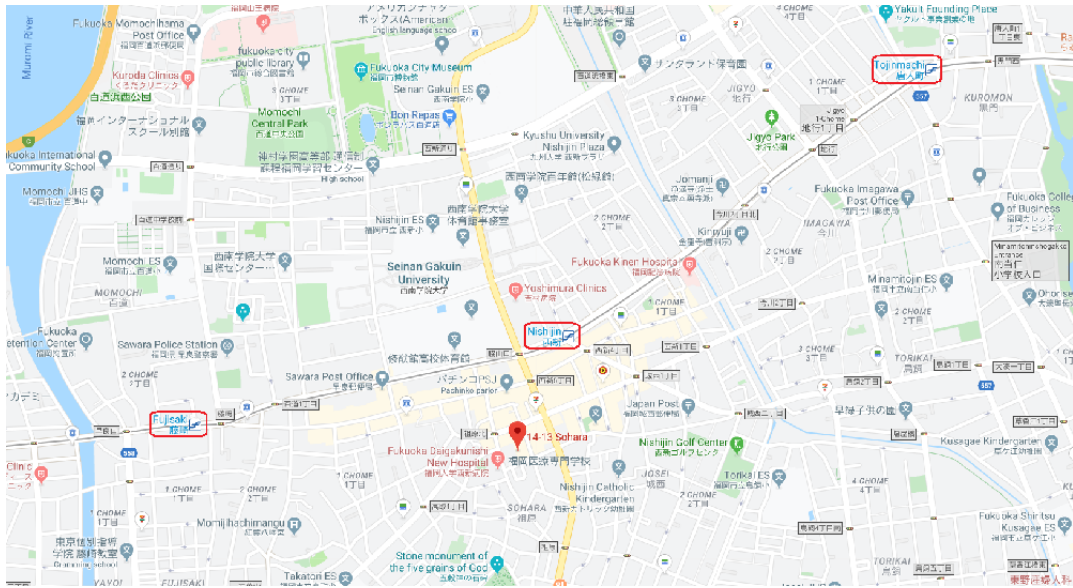
📍 Floor Area
27.87 m²

🏠 Layout
1R

📅 Built Year
1984

📈 Gross Yield
9.17%











PROPERTY INFO

Building / Land Information


| | | |
|-----------------------------------------------------------------------------------|---------------------|-----------------------------------|
|  | Property Name: | Romanesque Nishijin 4F |
|  | Address: | 14-13 Sohara, Sawara-ku, Fukuoka. |
|  | Land Ownership: | Freehold |
|  | Building Structure: | Reinforced Concrete |
|  | Built Year: | 1984 |


Unit Information

| | | |
|-----------------------------------------------------------------------------------|-----------------------|-----------------------------------------------|
|  | Total Units: | 63 |
|  | Layout: | 1R |
|  | Floor / Total Floors: | 4 Floor / 11 Floors |
|  | Floor Area: | 27.87 m ² / 299.99 ft ² |
|  | Balcony Area: | 4.72 m ² / 50.81 ft ² |
|  | Occupancy Status: | Tenanted |

Additional Information

Location Information

| | | |
|-----------------------------------------------------------------------------------|-----------------|-----------------------------------------------|
|  | Transportation: | Nishijin station / 5 minutes walking distance |
|-----------------------------------------------------------------------------------|-----------------|-----------------------------------------------|

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公众号 Page 2

INCOME & EXPENSE

| | Monthly | Annually |
|-----------------------------------------------------|------------------------------|----------|
| Rental Income: | ¥55,000 | ¥660,000 |
| Building Management Fee: | -¥4,600 | -¥55,200 |
| Building Sinking Fund: | -¥3,900 | -¥46,800 |
| Other Miscellaneous Fee: | -¥1,000 | -¥12,000 |
| Agency Management Fee: | -¥3,025 | -¥36,300 |
| Annual Fixed Asset & City Planning Tax (Estimated): | - | -¥40,000 |
| | Net Rental Income After Tax: | ¥469,700 |

COST OF PURCHASE

| | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|--------------------------------------------|-------------|-----------------|-----------------|
| Purchase Price: | ¥7,200,000 | ¥6,984,000 | ¥6,840,000 |
| Land Registration & Legal Fee (Estimated): | ¥130,000 | | |
| Agency Brokerage Fee: | ¥303,600 | ¥296,472 | ¥291,720 |
| Total Cost of Purchase: | ¥7,633,600 | ¥7,410,472 | ¥7,261,720 |

RENTAL YIELD

| | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|---------------------|-------------|-----------------|-----------------|
| Purchase Price: | ¥7,200,000 | ¥6,984,000 | ¥6,840,000 |
| Gross Rental Yield: | 9.17% | 9.45% | 9.65% |
| Net Rental Yield: | 6.68% | 6.88% | 7.03% |

