

Romanesque Tenjin Annex 4F

Posted On 01-05-2020

📍 5-8-18 Watanabed?ri, Chuo-ku, Fukuoka


¥ 6,500,000 **BUY**

Residential


Apartment


Tenanted

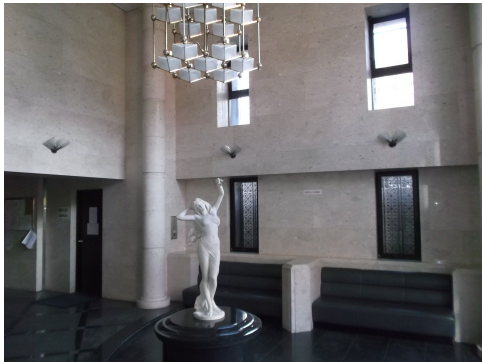
Fukuoka

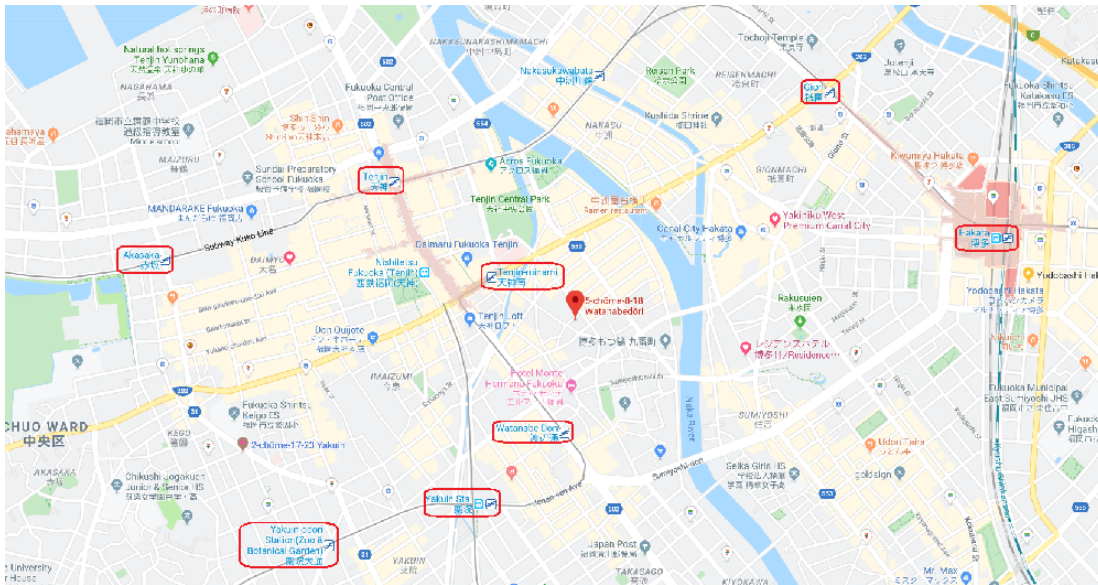
 Floor Area
19.80 m²

 Layout
1K

 Built Year
1991

 Gross Yield
9.14%











PROPERTY INFO

Building / Land Information

	Property Name:	Romanesque Tenjin Annex 4F
	Address:	5-8-18 Watanabed?ri, Chuo-ku, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	1991


Unit Information

	Total Units:	156
	Layout:	1K
	Floor / Total Floors:	4 Floor / 14 Floors
	Floor Area:	19.80 m ² / 213.13 ft ²
	Balcony Area:	3.70 m ² / 39.83 ft ²
	Occupancy Status:	Tenanted

Additional Information

Amenities:	City center, all shopping facilities and restaurant nearby
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Location Information

	Transportation:	Tenjin-minami station / 6 minutes walking distance
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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥49,500	¥594,000
Building Management Fee:	-¥4,600	-¥55,200
Building Sinking Fund:	-¥3,140	-¥37,680
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,723	-¥32,670
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥34,000
Net Rental Income After Tax:		¥434,450

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:	9.14%	9.42%	9.62%
Net Rental Yield:	6.78%	6.99%	7.14%

