

Romanesque Tenjin Annex 5F

Residential

Apartment

Tenanted

Fukuoka

Posted On 01-06-2020

📍 5-chome-8-18 Watanabedori, Chuo-ku, Fukuoka

¥ 7,230,000

BUY

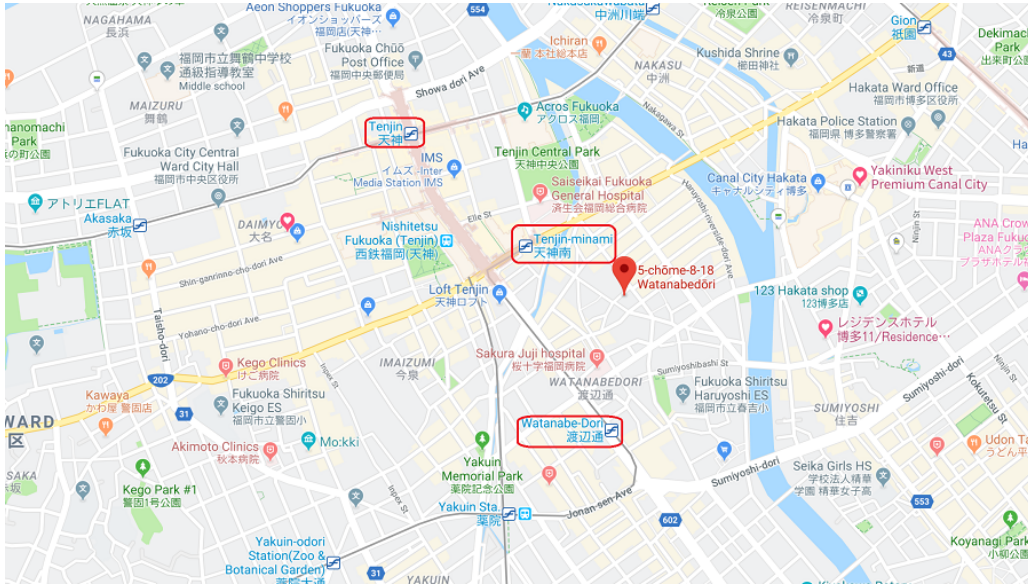
📏 Floor Area
20.80 m²

🏠 Layout
1K

📅 Built Year
1991






📈 Gross Yield
7.8%












PROPERTY INFO

Building / Land Information

| | | |
|---|---------------------|---|
|  | Property Name: | Romanesque Tenjin Annex 5F |
|  | Address: | 5-chome-8-18 Watanabedori, Chuo-ku, Fukuoka |
|  | Land Ownership: | Freehold |
|  | Building Structure: | Steel Reinforced Concrete |
|  | Built Year: | 1991 |


Unit Information

| | | |
|---|-----------------------|---|
|  | Total Units: | 158 |
|  | Layout: | 1K |
|  | Floor / Total Floors: | 5 Floor / 14 Floors |
|  | Floor Area: | 20.80 m ² / 223.89 ft ² |
|  | Balcony Area: | 3.57 m ² / 38.43 ft ² |
|  | Balcony Facing: | Northwest |
|  | Occupancy Status: | Tenanted |

Additional Information

Amenities: Prime area, shopping, eatery nearby

Location Information

 Transportation: Tenjin-minami station / 4 minutes walking distance

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公众号 Page 2

INCOME & EXPENSE

| | Monthly | Annually |
|---|------------------------------|----------|
| Rental Income: | ¥47,000 | ¥564,000 |
| Building Management Fee: | -¥4,800 | -¥57,600 |
| Building Sinking Fund: | -¥3,230 | -¥38,760 |
| Other Miscellaneous Fee: | -¥100 | -¥1,200 |
| Agency Management Fee: | -¥2,585 | -¥31,020 |
| Annual Fixed Asset & City Planning Tax (Estimated): | - | -¥34,000 |
| | Net Rental Income After Tax: | ¥401,420 |

COST OF PURCHASE

| | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|--|-------------|-----------------|-----------------|
| Purchase Price: | ¥7,230,000 | ¥7,013,100 | ¥6,868,500 |
| Land Registration & Legal Fee (Estimated): | ¥130,000 | | |
| Agency Brokerage Fee: | ¥304,590 | ¥297,432 | ¥292,661 |
| Total Cost of Purchase: | ¥7,664,590 | ¥7,440,532 | ¥7,291,161 |

RENTAL YIELD

| | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|---------------------|-------------|-----------------|-----------------|
| Purchase Price: | ¥7,230,000 | ¥7,013,100 | ¥6,868,500 |
| Gross Rental Yield: | 7.80% | 8.04% | 8.21% |
| Net Rental Yield: | 5.68% | 5.86% | 5.98% |

