

JAPAN REALTY 日本不動產

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



H Layout 1K

Built Year 1991

Gross Yield 7.8%









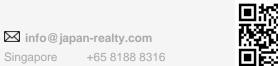
















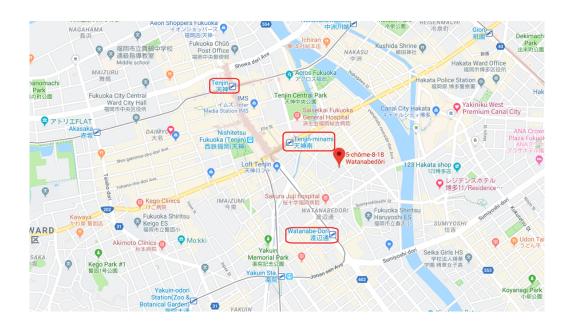












PROPERTY INFO

Building / Land Information

Property Name: Romanesque Tenjin Annex 5F

Address: 5-chome-8-18 Watanabedori, Chuo-ku, Fukuoka

0 Land Ownership: Freehold

Building Structure: Steel Reinforced Concrete

Built Year: 1991

Unit Information

Additional Information

Total Units: 158 Amenities: Prime area, shopping, eatery nearby

Layout: 1K

Floor / Total Floors: 5 Floor / 14 Floors

 $20.80 \text{ m}^2 / 223.89 \text{ ft}^2$ Floor Area:

₩ $3.57 \text{ m}^2 / 38.43 \text{ ft}^2$ Balcony Area:

Balcony Facing: Northwest

Occupancy Status: Tenanted

Location Information

Transportation: Tenjin-minami station / 4 minutes walking distance



















	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%



















