

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

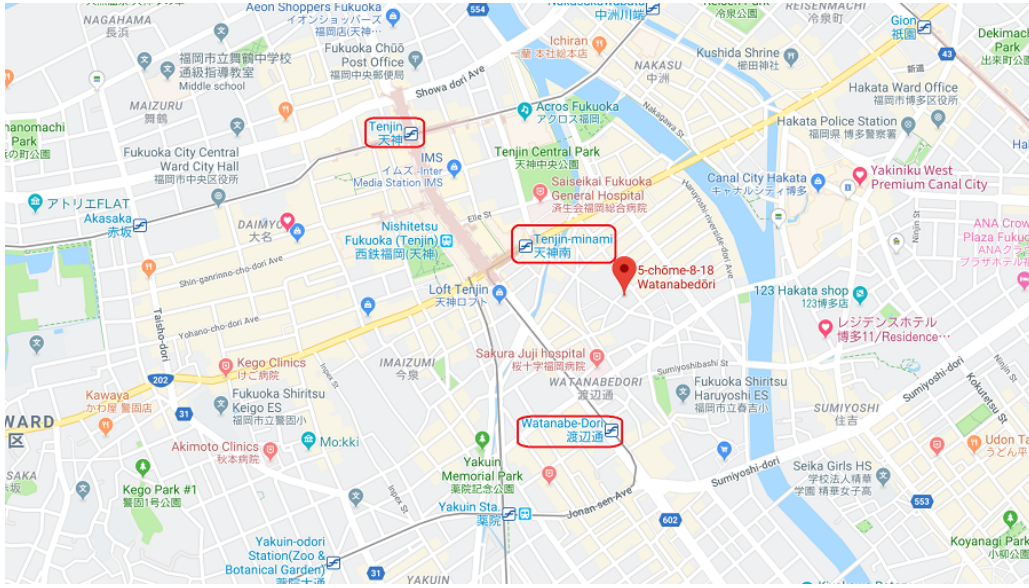
📏 Floor Area
20.80 m²

🏠 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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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%

