

## Romanesque Tenjin Annex 5F(2)

Residential

Apartment

Tenanted

Fukuoka

Posted On 29-11-2019

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

**¥ 7,000,000**

**BUY**

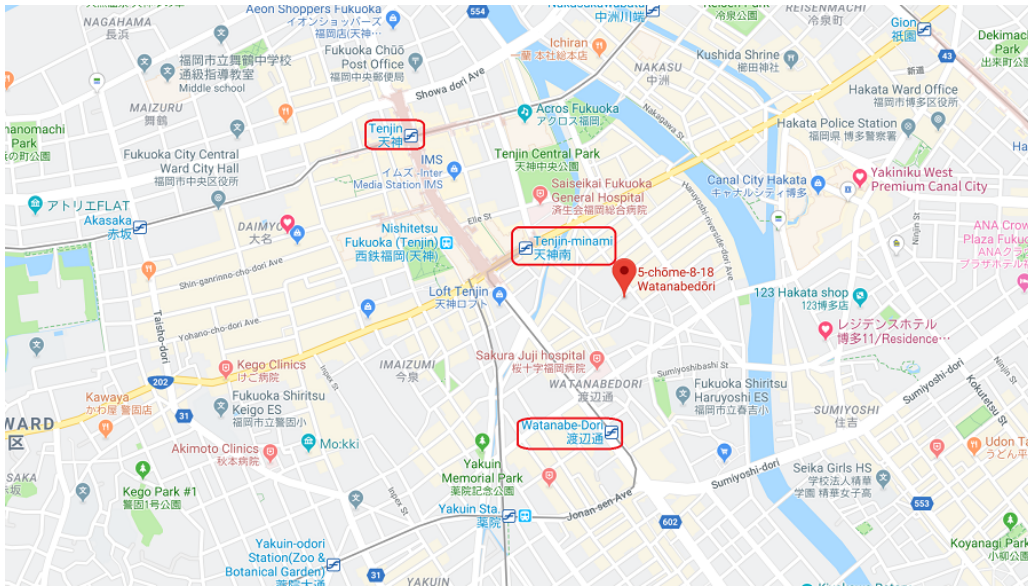
📏 Floor Area  
20.50 m<sup>2</sup>

🏠 Layout  
1K

📅 Built Year  
1991






📈 Gross Yield  
7.2%











## PROPERTY INFO

### Building / Land Information

	Property Name:	Romanesque Tenjin Annex 5F(2)
	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:	20.50 m <sup>2</sup> / 220.66 ft <sup>2</sup>
	Balcony Area:	7.53 m <sup>2</sup> / 81.05 ft <sup>2</sup>
	Occupancy Status:	Tenanted

### Additional Information

Amenities: Prime area, shopping, restaurant, supermarket, bus-stop nearby

### Location Information

Transportation: Tenjin-minami station / 4 minutes walking distance

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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥42,000	¥504,000
Building Management Fee:	-¥5,300	-¥63,600
Building Sinking Fund:	-¥3,760	-¥45,120
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,310	-¥27,720
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥34,000
Net Rental Income After Tax:		¥333,560

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥7,000,000	¥6,790,000	¥6,650,000
Land Registration & Legal Fee (Estimated):	¥130,000		
Agency Brokerage Fee:	¥297,000	¥290,070	¥285,450
Total Cost of Purchase:	¥7,427,000	¥7,210,070	¥7,065,450

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥7,000,000	¥6,790,000	¥6,650,000
Gross Rental Yield:	7.20%	7.42%	7.58%
Net Rental Yield:	4.95%	5.10%	5.21%

