

Romanesque Tenjin Annex 904

Residential

Apartment

Tenanted

Fukuoka

Posted On 17-09-2019

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

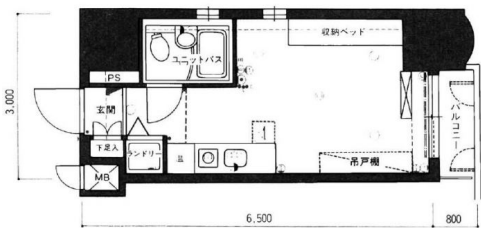
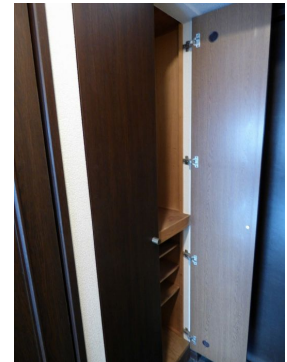
¥ 6,700,000 **BUY**

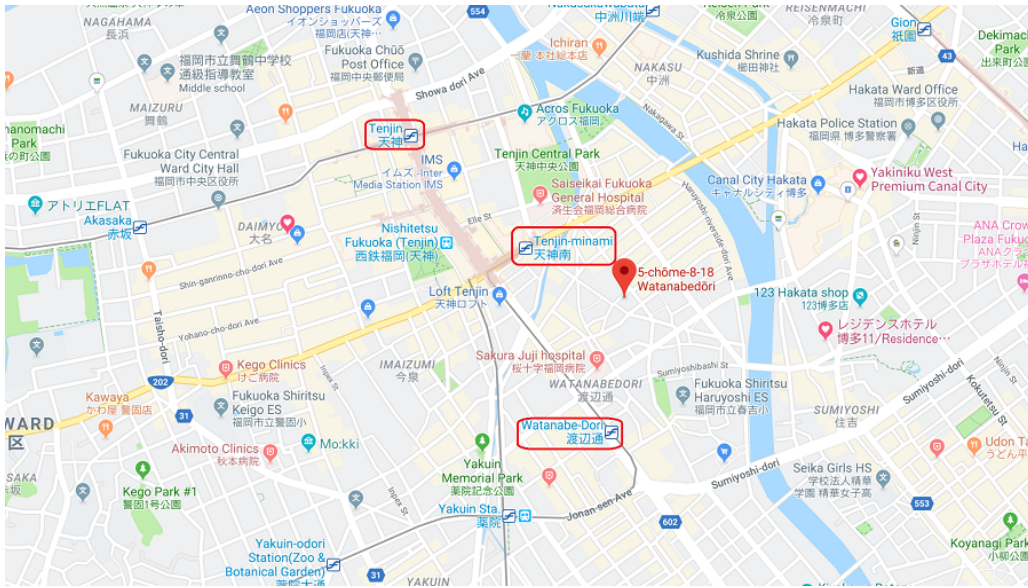
📐 Floor Area
19.50 m²

🏠 Layout
1K

📅 Built Year
1991






📈 Gross Yield
6.81%











PROPERTY INFO

Building / Land Information

| | | |
|---|---------------------|--|
|  | Property Name: | Romanesque Tenjin Annex 904 |
|  | 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: | 9 Floor / 14 Floors |
|  | Floor Area: | 19.50 m ² / 209.90 ft ² |
|  | Balcony Area: | 1.70 m ² / 18.30 ft ² |
|  | Occupancy Status: | Tenanted |

Additional Information

Amenities: Prime area, shopping, eatery nearby

Location Information

| | | |
|---|-----------------|--|
|  | Transportation: | Tenjin-minami station / 4 minutes walking distance |
|---|-----------------|--|



INCOME & EXPENSE

| | Monthly | Annually |
|---|---------|----------|
| Rental Income: | ¥38,000 | ¥456,000 |
| Building Management Fee: | -¥4,500 | -¥54,000 |
| Building Sinking Fund: | -¥3,100 | -¥37,200 |
| Other Miscellaneous Fee: | -¥0 | -¥0 |
| Agency Management Fee: | -¥2,090 | -¥25,080 |
| Annual Fixed Asset & City Planning Tax (Estimated): | - | -¥34,000 |
| Net Rental Income After Tax: | | ¥305,720 |

COST OF PURCHASE

| | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|--|-------------|-----------------|-----------------|
| Purchase Price: | ¥6,700,000 | ¥6,499,000 | ¥6,365,000 |
| Land Registration & Legal Fee (Estimated): | ¥130,000 | | |
| Agency Brokerage Fee: | ¥287,100 | ¥280,467 | ¥276,045 |
| Total Cost of Purchase: | ¥7,117,100 | ¥6,909,467 | ¥6,771,045 |

RENTAL YIELD

| | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|---------------------|-------------|-----------------|-----------------|
| Purchase Price: | ¥6,700,000 | ¥6,499,000 | ¥6,365,000 |
| Gross Rental Yield: | 6.81% | 7.02% | 7.16% |
| Net Rental Yield: | 4.77% | 4.92% | 5.02% |

