

## Rosemont Flair Tenjin Minami

Posted On 19-11-2019

 2-18-3 Haruyoshi, Chuo-ku, Fukuoka.


**¥ 12,900,000** **BUY**

Residential

Apartment


Tenanted

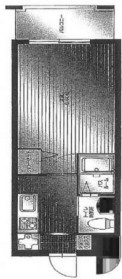
Fukuoka

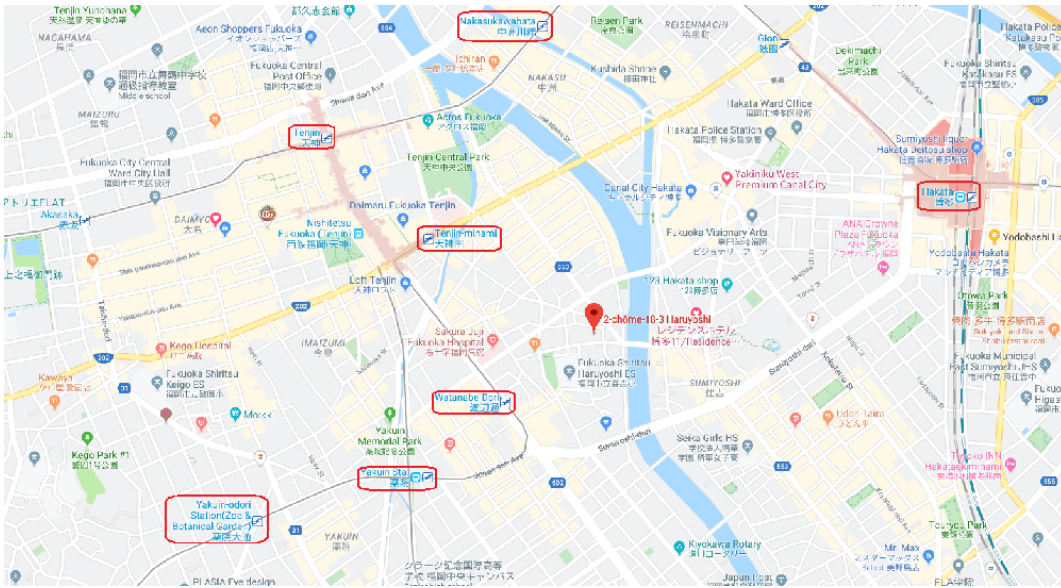
 Floor Area  
25.00 m<sup>2</sup>

 Layout  
1K

 Built Year  
2007

 Gross Yield  
4.98%











## PROPERTY INFO

### Building / Land Information

	Property Name:	Rosemont Flair Tenjin Minami
	Address:	2-18-3 Haruyoshi, Chuo-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	2007

### Unit Information

	Total Units:	51
	Layout:	1K
	Floor / Total Floors:	7 Floor / 10 Floors
	Floor Area:	25.00 m <sup>2</sup> / 269.10 ft <sup>2</sup>
	Balcony Area:	3.93 m <sup>2</sup> / 42.30 ft <sup>2</sup>
	Occupancy Status:	Tenanted

### Additional Information

Note 1: Tenjin-minami station / 10 minutes walking distance

### Location Information

Transportation: Watanabe-Dori station / 7 minutes walking distance



## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥53,500	¥642,000
Building Management Fee:	-¥5,000	-¥60,000
Building Sinking Fund:	-¥3,000	-¥36,000
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,943	-¥35,310
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥35,000
Net Rental Income After Tax:		¥475,690

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥12,900,000	¥12,513,000	¥12,255,000
Land Registration & Legal Fee (Estimated):	¥140,000		
Agency Brokerage Fee:	¥491,700	¥478,929	¥470,415
Total Cost of Purchase:	¥13,531,700	¥13,131,929	¥12,865,415

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥12,900,000	¥12,513,000	¥12,255,000
Gross Rental Yield:	4.98%	5.13%	5.24%
Net Rental Yield:	3.77%	3.89%	3.97%

