

JAPAN REALTY 日本不動產

States Tenjin 602

Posted On 19-02-2020 2 1-6-41 Kego, Chuo-ku, Fukuoka.

¥ 10,100,000

BUY

Residential Apartment Tenanted

Fukuoka

△ Floor Area 33.80 m²

☐ Layout 2K

Built Year 1990

✓ Gross Yield 6.89%

















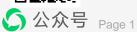




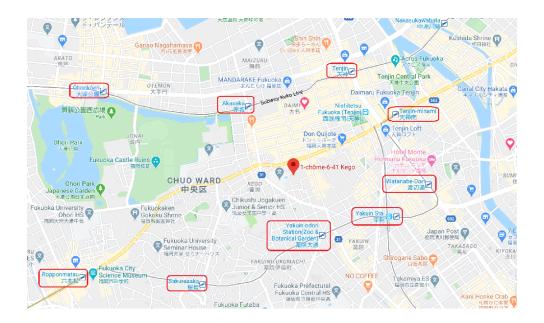












PROPERTY INFO

Building / Land Information

Property Name: States Tenjin 602

Address: 1-6-41 Kego, Chuo-ku, Fukuoka.

0 Land Ownership: Freehold

Building Structure: Reinforced Concrete

1990 Built Year:

Unit Information

밂

Layout: 2K

Floor / Total Floors: 6 Floor / 8 Floors

 $33.80 \text{ m}^2 / 363.82 \text{ ft}^2$ Floor Area:

10.70 m² / 115.17 ft² Balcony Area:

Balcony Facing: West

Occupancy Status: Tenanted

Location Information

Transportation: Yakuin-odori station / 8 minutes walking distance









Additional Information

Kego area

Amenities:

Note 1:







Prime area, shopping, eatery nearby



	Monthly	Annually
Rental Income:	¥58,000	¥696,000
Building Management Fee:	-¥6,100	-¥73,200
Building Sinking Fund:	-¥8,500	-¥102,000
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥3,190	-¥38,280
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥45,000
Net Rental Income After Tax:		¥437,520

COST OF PURCHASE

	Offer Price	3% Offer Price	5% Offer Price
Purchase Price:	¥10,100,000	¥9,797,000	¥9,595,000
Land Registration & Legal Fee (Estimated):	¥150,000		
Agency Brokerage Fee:	¥399,300	¥389,301	¥382,635
Total Cost of Purchase:	¥10,649,300	¥10,336,301	¥10,127,635

RENTAL YIELD

	Offer Price	3% Offer Price	5% Offer Price
Purchase Price:	¥10,100,000	¥9,797,000	¥9,595,000
Gross Rental Yield:	6.89%	7.10%	7.25%
Net Rental Yield:	4.53%	4.67%	4.77%



















