

States Tenjin East 3 4F

Residential

Apartment

Vacant

Fukuoka

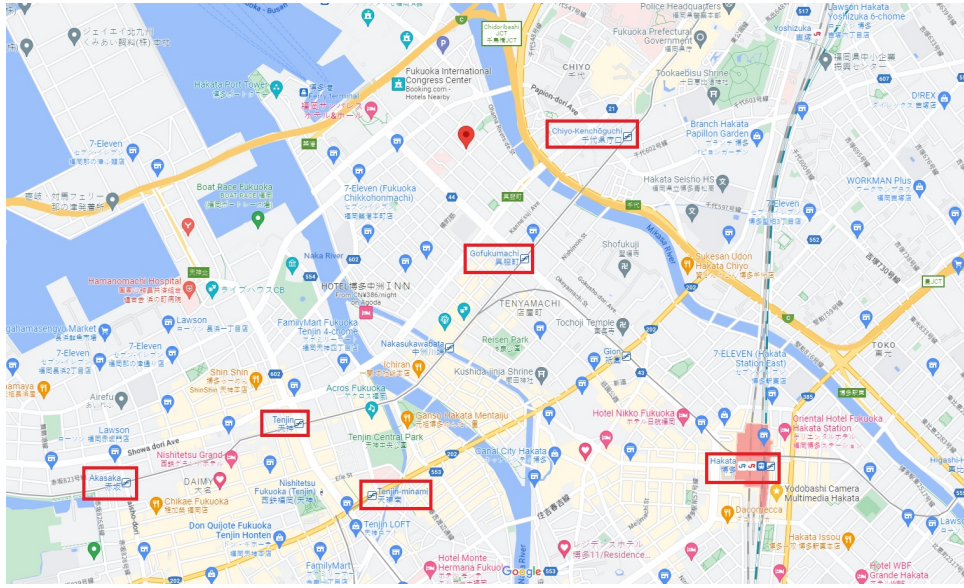
Posted On 13-02-2023

📍 7-3 Taihakumachi, Hakata Ward, Fukuoka.

¥ 11,800,000 **BUY**






| | | | |
|--------------------------------------|-----------------|----------------------|---------------------|
| 📍 Floor Area 39.89 m ² | 🏠 Layout 1DK | 📅 Built Year 1991 | 📈 Gross Yield 0% |
|--------------------------------------|-----------------|----------------------|---------------------|










PROPERTY INFO

Building / Land Information

| | | |
|---|---------------------|---|
|  | Property Name: | States Tenjin East 3 4F |
|  | Address: | 7-3 Taihakumachi, Hakata Ward, Fukuoka. |
|  | Land Ownership: | Freehold |
|  | Building Structure: | Reinforced Concrete |
|  | Built Year: | 1991 |

Unit Information


| | | |
|---|-----------------------|---|
|  | Layout: | 1DK |
|  | Floor / Total Floors: | 4 Floor / 9 Floors |
|  | Floor Area: | 39.89 m ² / 429.38 ft ² |
|  | Balcony Area: | 2.50 m ² / 26.91 ft ² |
|  | Occupancy Status: | Vacant |

Additional Information

Note 1: ID: 99332902

Location Information

| | | |
|---|-----------------|--|
|  | Transportation: | Gofukumachi station / 9 min walking distance |
|---|-----------------|--|

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公众号 Page 2

INCOME & EXPENSE

| | Monthly | Annually |
|---|----------|-----------|
| Rental Income: | ¥0 | ¥0 |
| Building Management Fee: | -¥8,760 | -¥105,120 |
| Building Sinking Fund: | -¥11,240 | -¥134,880 |
| Other Miscellaneous Fee: | -¥0 | -¥0 |
| Agency Management Fee: | -¥0 | -¥0 |
| Annual Fixed Asset & City Planning Tax (Estimated): | - | -¥70,000 |
| Net Rental Income After Tax: | | ¥-310,000 |

COST OF PURCHASE

| | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|--|-------------|-----------------|-----------------|
| Purchase Price: | ¥11,800,000 | ¥11,446,000 | ¥11,210,000 |
| Land Registration & Legal Fee (Estimated): | ¥200,000 | | |
| Agency Brokerage Fee: | ¥455,400 | ¥443,718 | ¥435,930 |
| Total Cost of Purchase: | ¥12,455,400 | ¥12,089,718 | ¥11,845,930 |

RENTAL YIELD

| | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|---------------------|-------------|-----------------|-----------------|
| Purchase Price: | ¥11,800,000 | ¥11,446,000 | ¥11,210,000 |
| Gross Rental Yield: | 0.00% | 0.00% | 0.00% |
| Net Rental Yield: | -1.93% | -1.99% | -2.03% |

