

States Tenjin Minami 2F

Residential

Apartment

Tenanted

Fukuoka

Posted On 19-02-2020

📍 1-11-9 Kiyokawa, Chuo-ku, Fukuoka

¥ 7,000,000

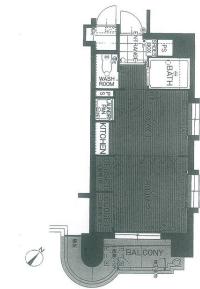
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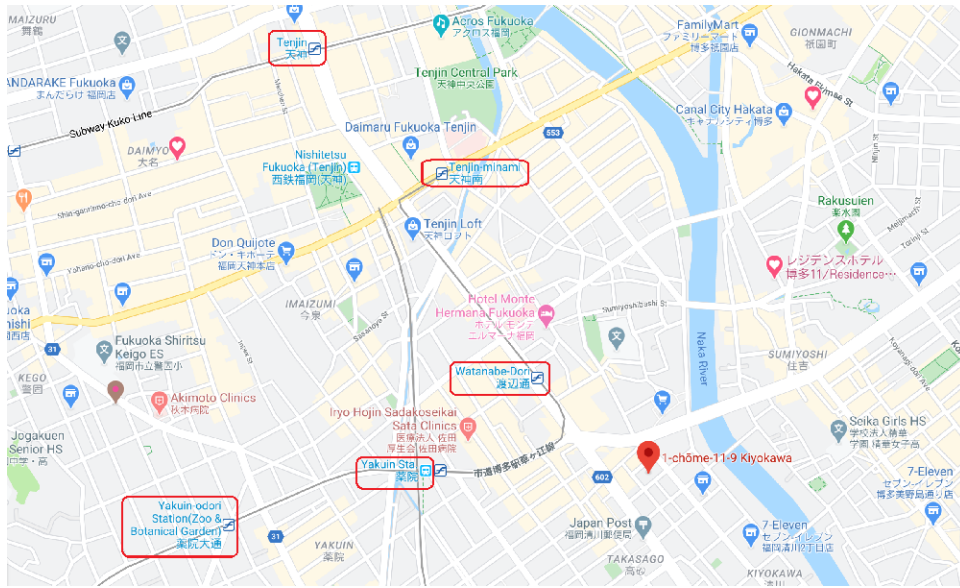
📍 Floor Area
28.08 m²

🏠 Layout
2K

📅 Built Year
1990






📈 Gross Yield
9.26%












PROPERTY INFO

Building / Land Information

	Property Name:	States Tenjin Minami 2F
	Address:	1-11-9 Kiyokawa, Chuo-ku, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1990

Unit Information

	Total Units:	22
	Layout:	2K
	Floor / Total Floors:	2 Floor / 8 Floors
	Floor Area:	28.08 m ² / 302.25 ft ²
	Balcony Area:	6.48 m ² / 69.75 ft ²
	Balcony Facing:	Southeast
	Occupancy Status:	Tenanted

Additional Information

Amenities: Prime area, shopping, eatery nearby

Location Information

 Transportation: Watanabe-Dori station / 5 minutes walking distance

 info@japan-realty.com
Singapore +65 8188 8316



公众号

INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥54,000	¥648,000
Building Management Fee:	-¥6,400	-¥76,800
Building Sinking Fund:	-¥5,900	-¥70,800
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,970	-¥35,640
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥40,000
Net Rental Income After Tax:		¥424,760

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):	¥140,000		
Agency Brokerage Fee:	¥297,000	¥290,070	¥285,450
Total Cost of Purchase:	¥7,437,000	¥7,220,070	¥7,075,450

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥7,000,000	¥6,790,000	¥6,650,000
Gross Rental Yield:	9.26%	9.54%	9.74%
Net Rental Yield:	6.25%	6.44%	6.58%

