

Actus Tenjin Central Tower 6F

Posted On 31-10-2019

📍 3-chome-9-26 Tenjin, Chuo-ku, Fukuoka

¥ 11,500,000 **BUY**

Residential

Apartment

Tenanted

Fukuoka

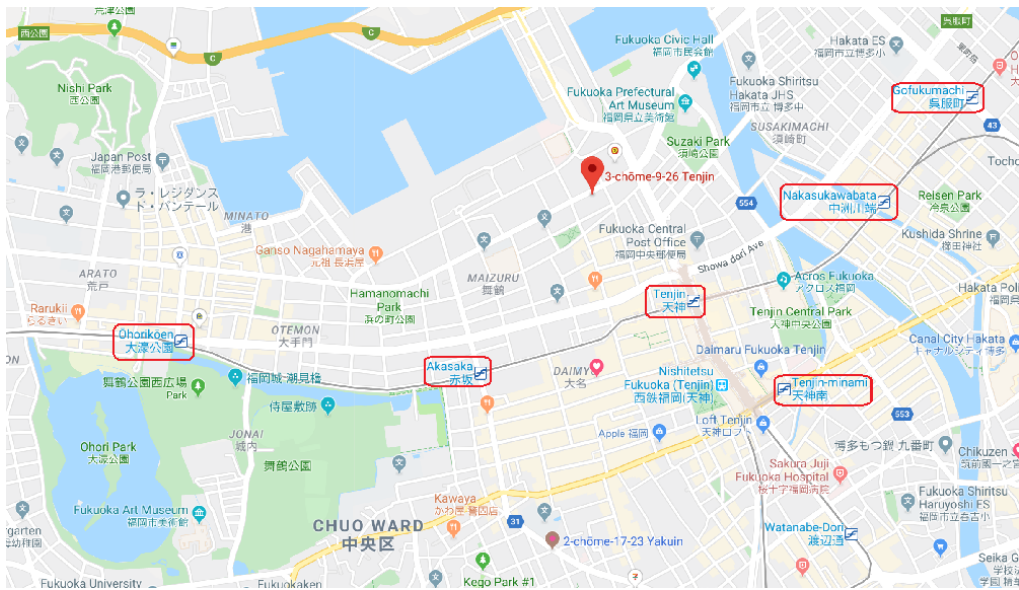
📍 Floor Area
24.96 m²

🏠 Layout
1DK

📅 Built Year
2003

📈 Gross Yield
5.84%





PROPERTY INFO

Building / Land Information

	Property Name:	Actus Tenjin Central Tower 6F
	Address:	3-chome-9-26 Tenjin, Chuo-ku, Fukuoka
	Land Ownership:	Freehold
	Building Structure:	Steel Reinforced Concrete
	Built Year:	2003

Unit Information

	Total Units:	111
	Layout:	1DK
	Floor / Total Floors:	6 Floor / 15 Floors
	Floor Area:	24.96 m ² / 268.67 ft ²
	Balcony Area:	7.89 m ² / 84.93 ft ²
	Balcony Facing:	East
	Occupancy Status:	Tenanted

Additional Information

Amenities:	City center, all shopping facilities and restaurant nearby
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Location Information

	Transportation:	Tenjin station / 7 minutes walking distance
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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥56,000	¥672,000
Building Management Fee:	-¥6,500	-¥78,000
Building Sinking Fund:	-¥700	-¥8,400
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥3,080	-¥36,960
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥40,000
Net Rental Income After Tax:		¥508,640

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥11,500,000	¥11,155,000	¥10,925,000
Land Registration & Legal Fee (Estimated):	¥140,000		
Agency Brokerage Fee:	¥445,500	¥434,115	¥426,525
Total Cost of Purchase:	¥12,085,500	¥11,729,115	¥11,491,525

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥11,500,000	¥11,155,000	¥10,925,000
Gross Rental Yield:	5.84%	6.02%	6.15%
Net Rental Yield:	4.54%	4.68%	4.78%

