

Aqua City Tenjin North

Residential

Apartment

Tenanted

Fukuoka

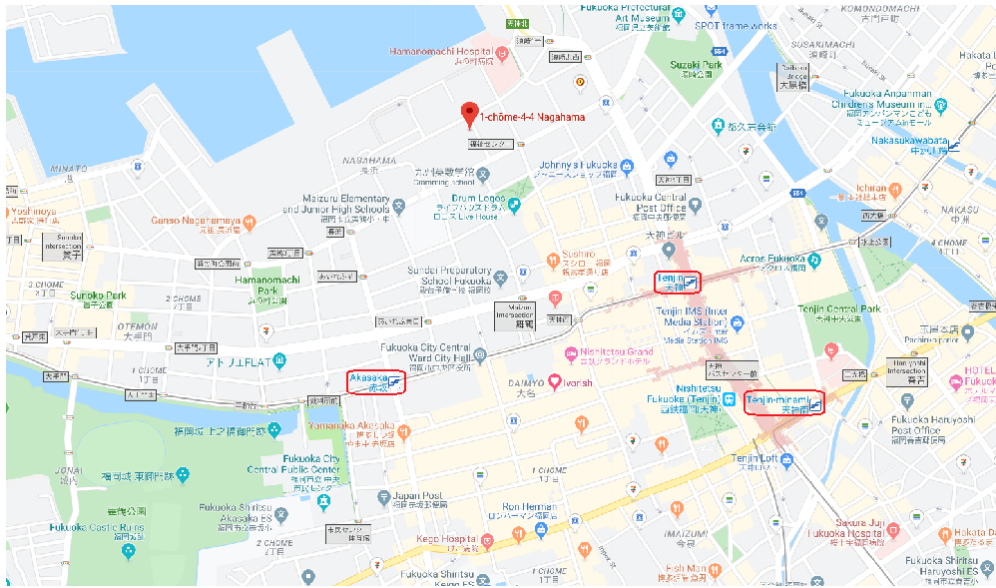
Posted On 12-12-2019

📍 1-4-4 Nagahama, Chuo-ku, Fukuoka.

¥ 13,300,000 **BUY**






| | | | |
|--------------------------------------|----------------|----------------------|------------------------|
| 📍 Floor Area 24.86 m ² | 🏠 Layout 1K | 📅 Built Year 2006 | 📈 Gross Yield 4.92% |
|--------------------------------------|----------------|----------------------|------------------------|










PROPERTY INFO

Building / Land Information

| | | |
|---|---------------------|-----------------------------------|
|  | Property Name: | Aqua City Tenjin North |
|  | Address: | 1-4-4 Nagahama, Chuo-ku, Fukuoka. |
|  | Land Ownership: | Freehold |
|  | Building Structure: | Reinforced Concrete |
|  | Built Year: | 2006 |


Unit Information


| | | |
|---|-----------------------|---|
|  | Layout: | 1K |
|  | Floor / Total Floors: | 11 Floor / 11 Floors |
|  | Floor Area: | 24.86 m ² / 267.59 ft ² |
|  | Balcony Area: | 3.84 m ² / 41.33 ft ² |
|  | Occupancy Status: | Tenanted |

Additional Information

Amenities: City center, all shopping facilities and restaurant nearby

Location Information

 Transportation: Tenjin station / 9 minutes walking distance

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INCOME & EXPENSE

| | Monthly | Annually |
|---|---------|----------|
| Rental Income: | ¥54,500 | ¥654,000 |
| Building Management Fee: | -¥5,500 | -¥66,000 |
| Building Sinking Fund: | -¥3,000 | -¥36,000 |
| Other Miscellaneous Fee: | -¥0 | -¥0 |
| Agency Management Fee: | -¥2,998 | -¥35,970 |
| Annual Fixed Asset & City Planning Tax (Estimated): | - | -¥40,000 |
| Net Rental Income After Tax: | | ¥476,030 |

COST OF PURCHASE

| | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|--|-------------|-----------------|-----------------|
| Purchase Price: | ¥13,300,000 | ¥12,901,000 | ¥12,635,000 |
| Land Registration & Legal Fee (Estimated): | ¥140,000 | | |
| Agency Brokerage Fee: | ¥504,900 | ¥491,733 | ¥482,955 |
| Total Cost of Purchase: | ¥13,944,900 | ¥13,532,733 | ¥13,257,955 |

RENTAL YIELD

| | Offer Price | 3%↓ Offer Price | 5%↓ Offer Price |
|---------------------|-------------|-----------------|-----------------|
| Purchase Price: | ¥13,300,000 | ¥12,901,000 | ¥12,635,000 |
| Gross Rental Yield: | 4.92% | 5.07% | 5.18% |
| Net Rental Yield: | 3.70% | 3.81% | 3.90% |

