

## Aqua City Tenjin North

Residential

Apartment

Tenanted

Fukuoka

Posted On 12-12-2019

📍 1-4-4 Nagahama, Chuo-ku, Fukuoka.

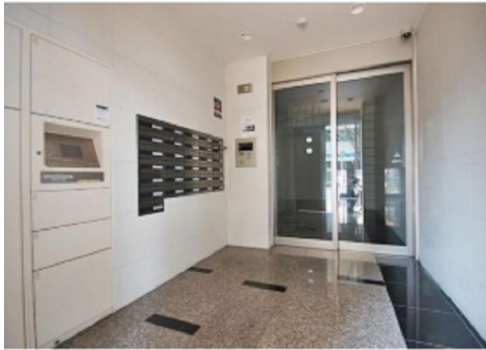
**¥ 13,300,000** **BUY**

📐 Floor Area  
24.86 m<sup>2</sup>

🏠 Layout  
1K

📅 Built Year  
2006

📈 Gross Yield  
4.92%

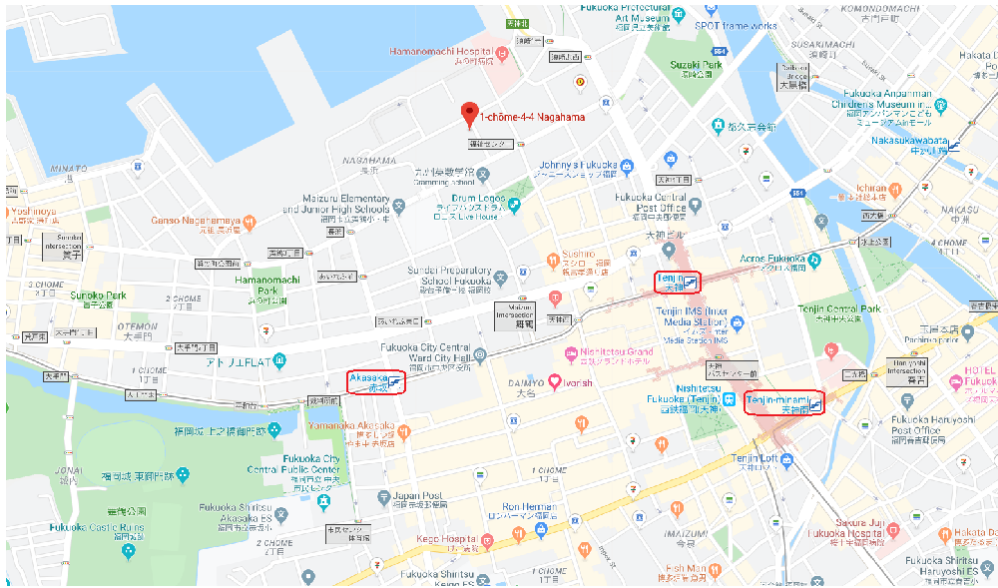


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公众号








## 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 <sup>2</sup> / 267.59 ft <sup>2</sup> |
|  | Balcony Area:         | 3.84 m <sup>2</sup> / 41.33 ft <sup>2</sup>   |
|  | 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%           |

