













## PROPERTY INFO

### Building / Land Information

	Property Name:	Core Mansion Otemon Tower 6F
	Address:	1-2-23 Otemon, Chuo-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	2003

### Unit Information

	Total Units:	175
	Layout:	3LDK
	Floor / Total Floors:	6 Floor / 27 Floors
	Floor Area:	101.32 m <sup>2</sup> / 1,090.61 ft <sup>2</sup>
	Balcony Area:	10.27 m <sup>2</sup> / 110.55 ft <sup>2</sup>
	Balcony Facing:	South
	Occupancy Status:	Tenanted

### Additional Information

Amenities: Prime area, shopping, eatery nearby

### Location Information

 Transportation: Akasaka station / 5 minutes walking distance

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



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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥209,000	¥2,508,000
Building Management Fee:	-¥10,300	-¥123,600
Building Sinking Fund:	-¥9,400	-¥112,800
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥11,495	-¥137,940
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥150,000
	Net Rental Income After Tax:	¥1,983,660

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥54,000,000	¥52,380,000	¥51,300,000
Land Registration & Legal Fee (Estimated):	¥200,000		
Agency Brokerage Fee:	¥1,848,000	¥1,794,540	¥1,758,900
Total Cost of Purchase:	¥56,048,000	¥54,374,540	¥53,258,900

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥54,000,000	¥52,380,000	¥51,300,000
Gross Rental Yield:	4.64%	4.79%	4.89%
Net Rental Yield:	3.81%	3.92%	4.01%

